

# Monthly Indicators



## May 2022

After two years of record-setting activity, there are signs the housing market might be cooling. High home prices and a surge in mortgage interest rates are slowing buyer activity, with home sales declining for the third consecutive month under the weight of soaring homeownership costs. The National Association of REALTORS® (NAR) reports existing home sales were down 2.4% from the previous month, while pending sales fell 3.9% as of last measure, extending the trend of recent months. Economists predict sales will continue to soften in the near future, which may put downward pressure on home prices.

New Listings increased 4.2 percent for Single Family but decreased 6.7 percent for Townhouse/Condo. Pending Sales decreased 1.3 percent for Single Family and 13.8 percent for Townhouse/Condo. Inventory increased 16.6 percent for Single Family and 7.9 percent for Townhouse/Condo.

Median Sales Price increased 18.8 percent to \$380,000 for Single Family and 23.8 percent to \$255,000 for Townhouse/Condo. Days on Market increased 5.9 percent for Single Family but remained flat for Townhouse/Condo. Months Supply of Inventory increased 11.1 percent for Single Family and 16.7 percent for Townhouse/Condo.

The slowdown in sales has provided a much-needed lift to housing supply, with inventory up 10.8% from the previous month according to NAR, although supply remains down 10.4% compared to this time last year, with only 2.2 months' supply of homes at the current sales pace. As the nation continues to explore ways to solve the ongoing housing shortage, estimated at 5.5 million homes, the Biden administration recently unveiled the Housing Supply Action Plan, which aims to expand housing access through a number of administrative and legislative actions and help relieve the nation's housing crisis over the next 5 years.

## Quick Facts

<b>+ 0.4%</b>	<b>+ 18.8%</b>	<b>+ 15.6%</b>
Change in <b>Closed Sales</b> All Properties	Change in <b>Median Sales Price</b> All Properties	Change in <b>Homes for Sale</b> All Properties

This report covers residential real estate activity in the Multiple Listing Service of Southern Arizona. Percent changes are calculated using rounded figures.

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# Single Family Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Single Family properties only.



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Key Metrics	Historical Sparkbars	5-2021	5-2022	% Change	YTD 2021	YTD 2022	% Change
New Listings		1,656	<b>1,725</b>	+ 4.2%	8,417	<b>8,316</b>	- 1.2%
Pending Sales		1,546	<b>1,526</b>	- 1.3%	7,882	<b>7,814</b>	- 0.9%
Closed Sales		1,510	<b>1,527</b>	+ 1.1%	7,345	<b>7,305</b>	- 0.5%
Days on Market Until Sale		17	<b>18</b>	+ 5.9%	23	<b>22</b>	- 4.3%
Median Sales Price		\$320,000	<b>\$380,000</b>	+ 18.8%	\$305,000	<b>\$360,000</b>	+ 18.0%
Average Sales Price		\$403,065	<b>\$460,924</b>	+ 14.4%	\$377,270	<b>\$435,578</b>	+ 15.5%
Percent of List Price Received		101.5%	<b>101.4%</b>	- 0.1%	100.5%	<b>100.8%</b>	+ 0.3%
Housing Affordability Index		121	<b>79</b>	- 34.7%	127	<b>84</b>	- 33.9%
Inventory of Homes for Sale		1,307	<b>1,524</b>	+ 16.6%	—	—	—
Months Supply of Inventory		0.9	<b>1.0</b>	+ 11.1%	—	—	—

# Townhouse/Condo Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Townhouse/Condo properties only.



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SOUTHERN ARIZONA**

Key Metrics	Historical Sparkbars	5-2021	5-2022	% Change	YTD 2021	YTD 2022	% Change
New Listings		297	277	- 6.7%	1,545	1,499	- 3.0%
Pending Sales		318	274	- 13.8%	1,511	1,436	- 5.0%
Closed Sales		320	311	- 2.8%	1,408	1,374	- 2.4%
Days on Market Until Sale		11	11	0.0%	18	14	- 22.2%
Median Sales Price		\$205,925	\$255,000	+ 23.8%	\$195,750	\$240,000	+ 22.6%
Average Sales Price		\$224,395	\$272,530	+ 21.5%	\$212,385	\$264,956	+ 24.8%
Percent of List Price Received		101.3%	102.9%	+ 1.6%	100.4%	101.6%	+ 1.2%
Housing Affordability Index		189	118	- 37.6%	198	125	- 36.9%
Inventory of Homes for Sale		165	178	+ 7.9%	—	—	—
Months Supply of Inventory		0.6	0.7	+ 16.7%	—	—	—

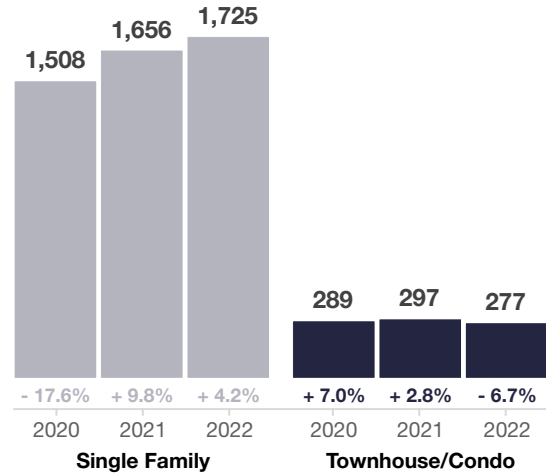
# New Listings

A count of the properties that have been newly listed on the market in a given month.

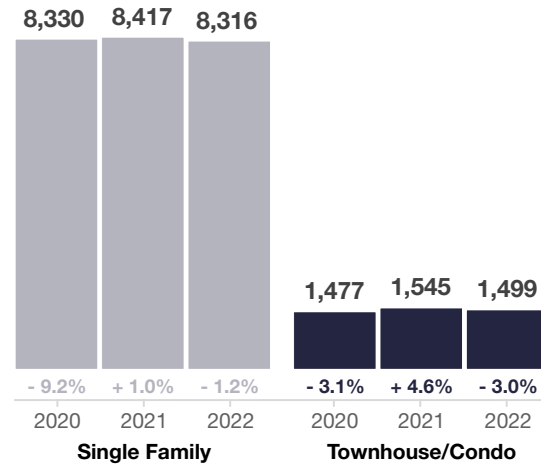


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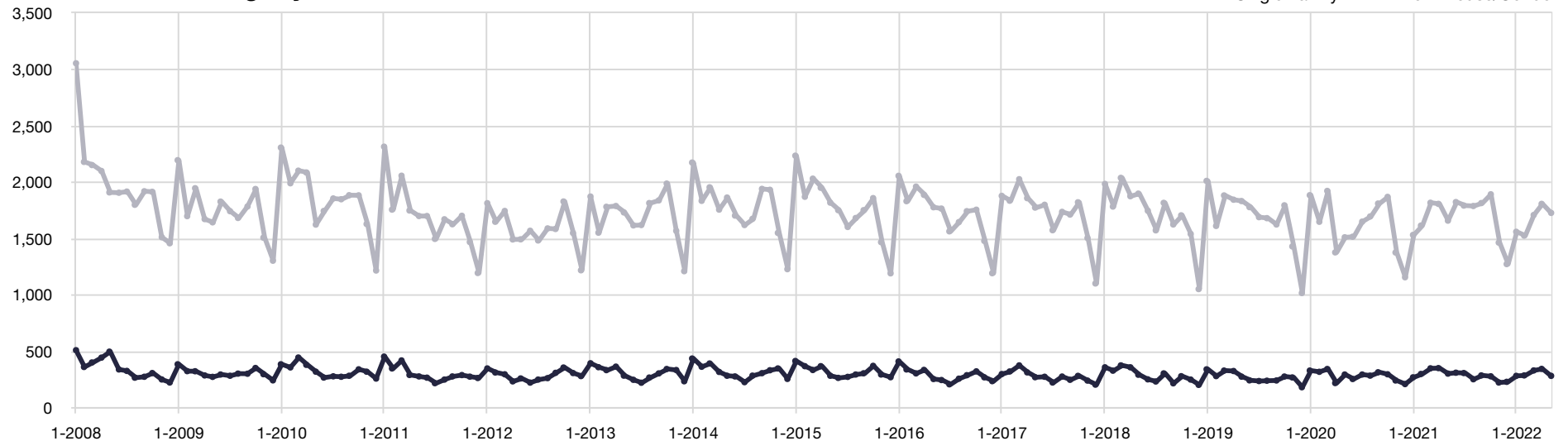


## Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
6-2021	1,821	+ 20.4%	305	+ 22.5%
7-2021	1,790	+ 8.7%	302	+ 4.5%
8-2021	1,786	+ 5.5%	247	- 11.5%
9-2021	1,812	+ 0.2%	281	- 9.1%
10-2021	1,890	+ 1.2%	273	- 6.2%
11-2021	1,461	+ 6.4%	218	- 7.6%
12-2021	1,270	+ 10.1%	224	+ 9.8%
1-2022	1,557	+ 1.8%	277	+ 4.9%
2-2022	1,523	- 5.5%	281	- 4.4%
3-2022	1,706	- 6.0%	325	- 5.5%
4-2022	1,805	0.0%	339	- 2.0%
<b>5-2022</b>	<b>1,725</b>	<b>+ 4.2%</b>	<b>277</b>	<b>- 6.7%</b>
12-Month Avg	1,679	+ 3.5%	279	- 1.8%

## Historical New Listings by Month



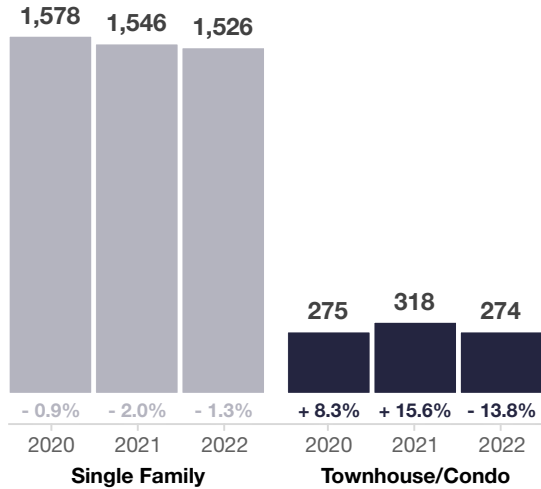
# Pending Sales

A count of the properties on which offers have been accepted in a given month.

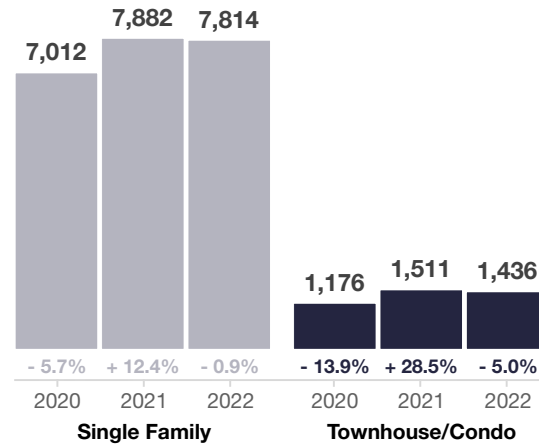


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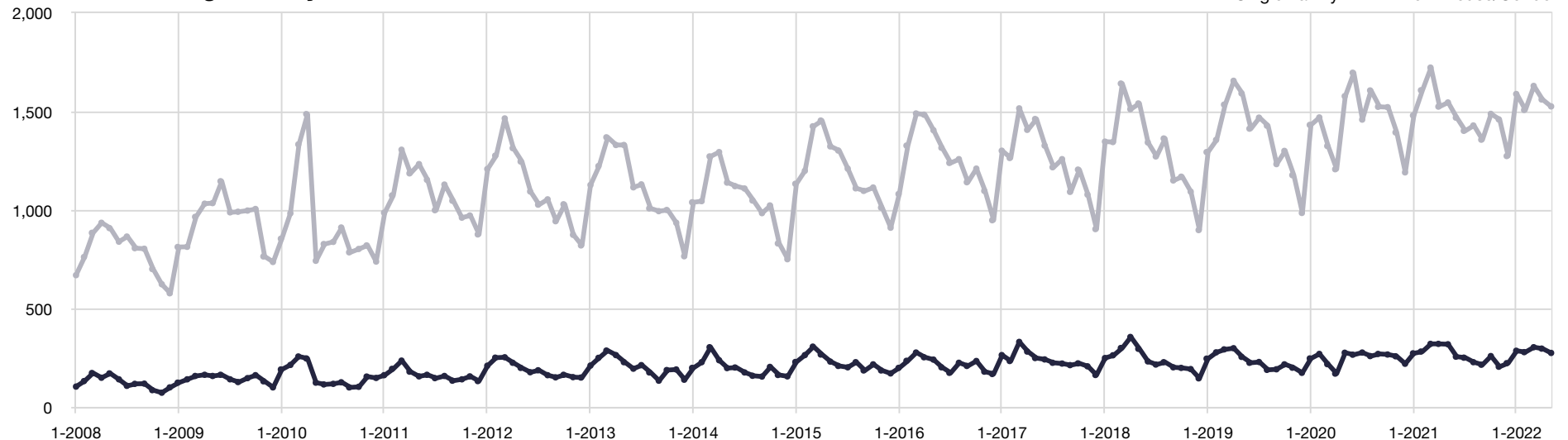


## Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
6-2021	1,469	- 13.4%	255	- 3.8%
7-2021	1,402	- 3.9%	250	- 9.4%
8-2021	1,429	- 11.1%	227	- 12.0%
9-2021	1,357	- 11.0%	214	- 20.4%
10-2021	1,488	- 2.2%	258	- 3.0%
11-2021	1,460	+ 4.7%	204	- 20.6%
12-2021	1,274	+ 7.0%	222	+ 1.4%
1-2022	1,589	+ 7.4%	285	+ 4.8%
2-2022	1,508	- 6.2%	278	- 1.1%
3-2022	1,630	- 5.4%	303	- 5.3%
4-2022	1,561	+ 2.4%	296	- 7.5%
<b>5-2022</b>	<b>1,526</b>	<b>- 1.3%</b>	<b>274</b>	<b>- 13.8%</b>
12-Month Avg	1,474	- 3.2%	256	- 7.6%

## Historical Pending Sales by Month



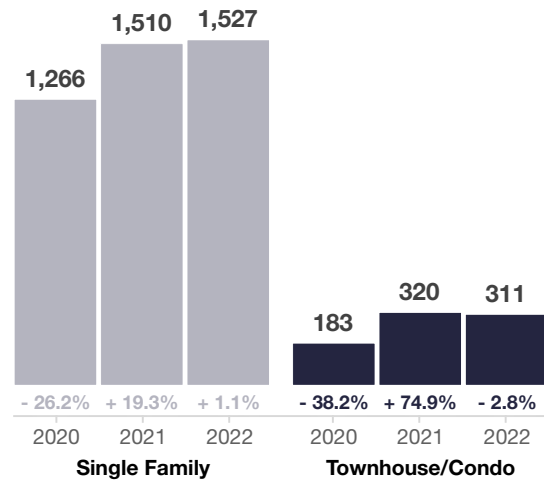
# Closed Sales

A count of the actual sales that closed in a given month.

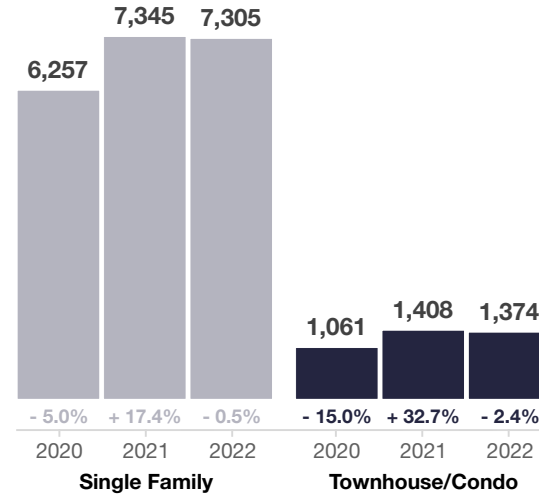


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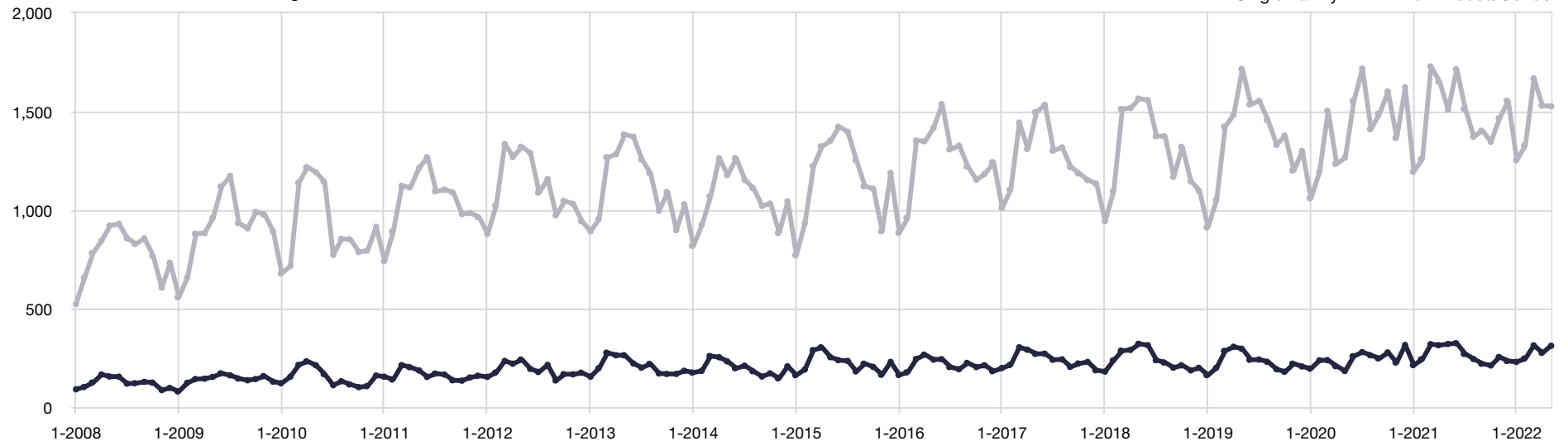


## Year to Date



Closed Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
6-2021	1,715	+ 10.4%	324	+ 25.6%
7-2021	1,514	- 11.9%	270	- 3.2%
8-2021	1,372	- 2.8%	244	- 7.2%
9-2021	1,403	- 5.8%	220	- 10.9%
10-2021	1,347	- 15.9%	211	- 23.8%
11-2021	1,466	+ 7.3%	254	+ 12.4%
12-2021	1,555	- 4.2%	234	- 25.7%
1-2022	1,253	+ 4.9%	229	+ 7.5%
2-2022	1,327	+ 5.4%	246	+ 1.7%
3-2022	1,668	- 3.5%	313	- 1.9%
4-2022	1,530	- 7.4%	275	- 12.4%
<b>5-2022</b>	<b>1,527</b>	<b>+ 1.1%</b>	<b>311</b>	<b>- 2.8%</b>
12-Month Avg	1,473	- 2.4%	261	- 4.4%

## Historical Closed Sales by Month



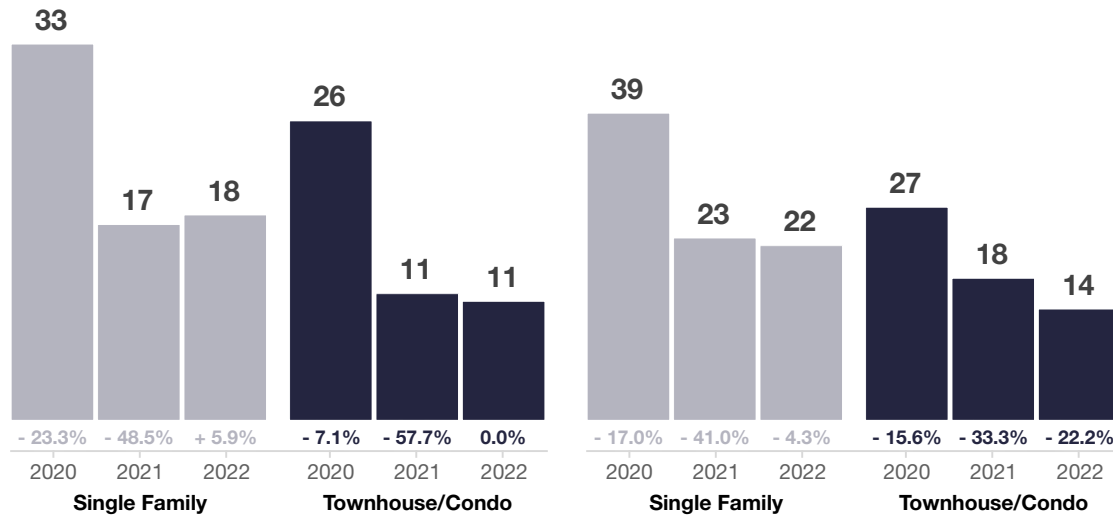
# Days on Market Until Sale

Average number of days between when a property is listed and when an offer is accepted in a given month.

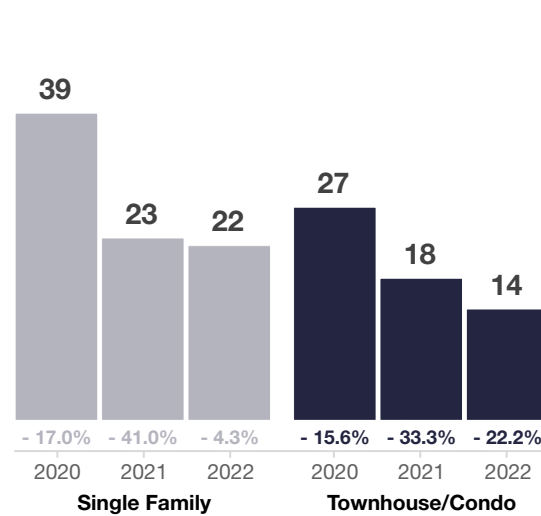


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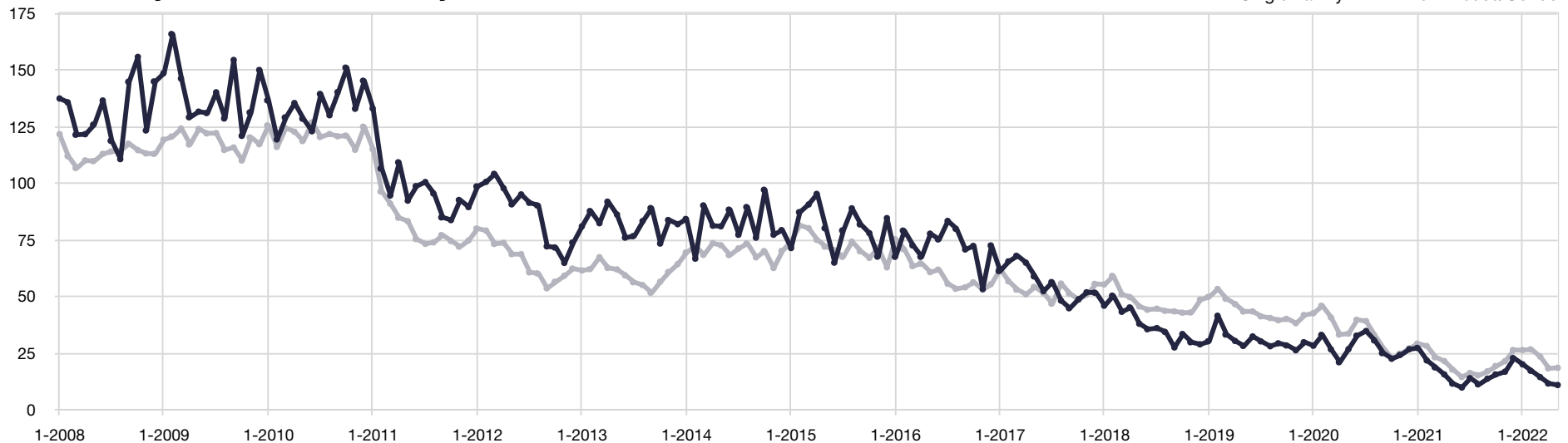
## Year to Date



Days on Market	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
6-2021	14	- 64.1%	9	- 71.9%
7-2021	16	- 59.0%	14	- 58.8%
8-2021	15	- 54.5%	11	- 63.3%
9-2021	17	- 37.0%	13	- 48.0%
10-2021	19	- 13.6%	15	- 31.8%
11-2021	21	- 12.5%	16	- 33.3%
12-2021	26	- 3.7%	22	- 15.4%
1-2022	26	- 10.3%	20	- 25.9%
2-2022	26	- 7.1%	17	- 19.0%
3-2022	23	0.0%	14	- 22.2%
4-2022	18	- 14.3%	11	- 26.7%
<b>5-2022</b>	<b>18</b>	<b>+ 5.9%</b>	<b>11</b>	<b>0.0%</b>
12-Month Avg*	20	- 27.8%	14	- 39.7%

\* Days on Market for all properties from June 2021 through May 2022. This is not the average of the individual figures above.

## Historical Days on Market Until Sale by Month



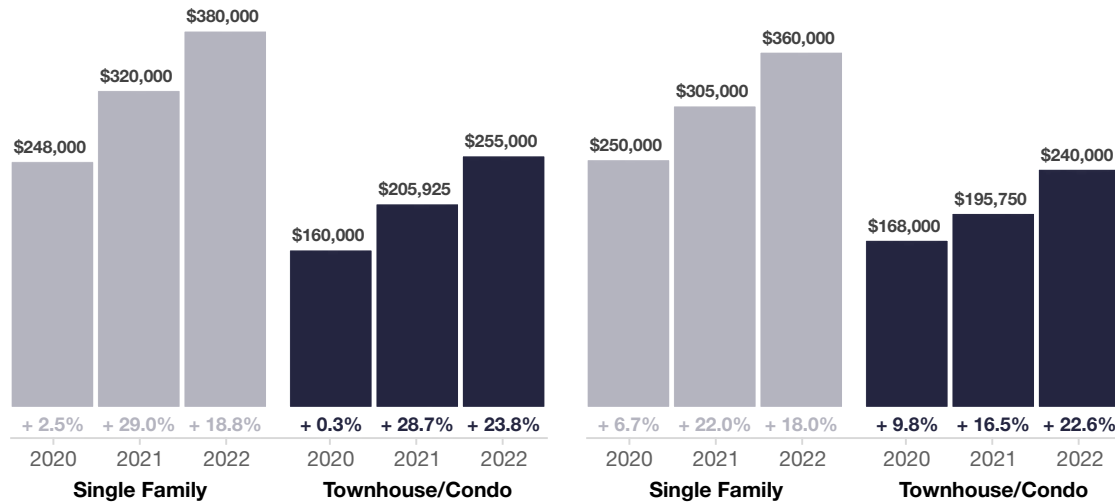
# Median Sales Price

Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

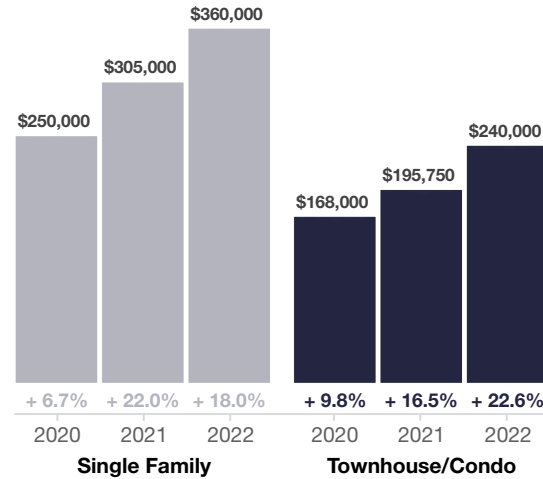


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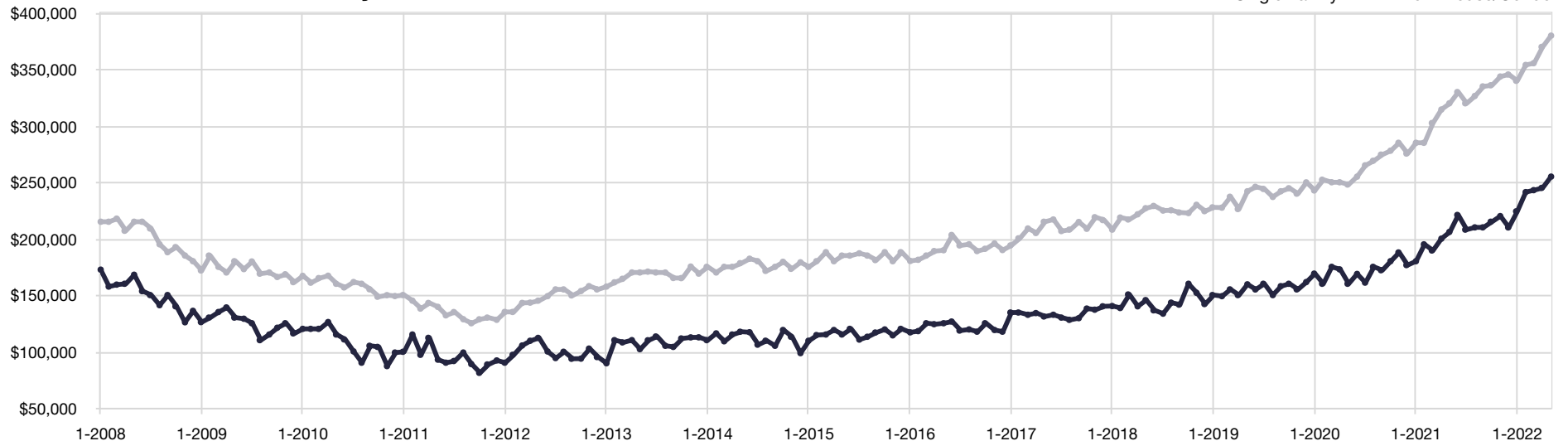
## Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
6-2021	\$330,000	+ 29.4%	\$221,000	+ 31.0%
7-2021	\$320,000	+ 20.8%	\$208,000	+ 29.2%
8-2021	\$326,500	+ 21.4%	\$210,000	+ 20.0%
9-2021	\$335,000	+ 22.0%	\$210,000	+ 22.1%
10-2021	\$336,000	+ 20.9%	\$215,000	+ 19.4%
11-2021	\$343,750	+ 20.6%	\$220,000	+ 17.2%
12-2021	\$345,565	+ 25.5%	\$209,950	+ 18.9%
1-2022	\$340,000	+ 19.3%	\$224,200	+ 24.6%
2-2022	\$354,000	+ 24.2%	\$241,250	+ 23.7%
3-2022	\$355,600	+ 17.6%	\$243,000	+ 28.2%
4-2022	\$370,000	+ 17.6%	\$245,000	+ 22.5%
<b>5-2022</b>	<b>\$380,000</b>	<b>+ 18.8%</b>	<b>\$255,000</b>	<b>+ 23.8%</b>
12-Month Avg*	\$345,333	+ 21.2%	\$225,000	+ 23.6%

\* Median Sales Price for all properties from June 2021 through May 2022. This is not the average of the individual figures above.

## Historical Median Sales Price by Month





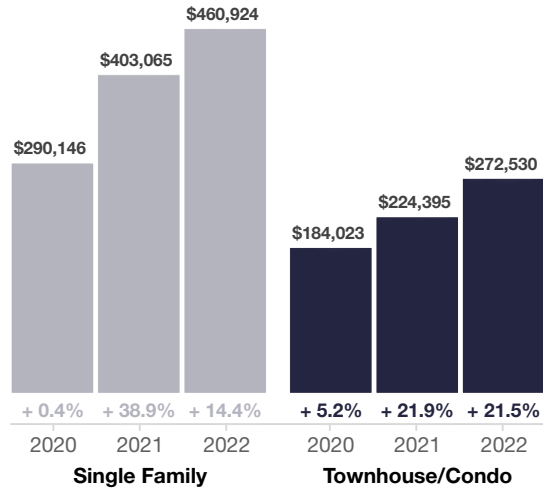
# Average Sales Price

Average sales price for all closed sales, not accounting for seller concessions, in a given month.

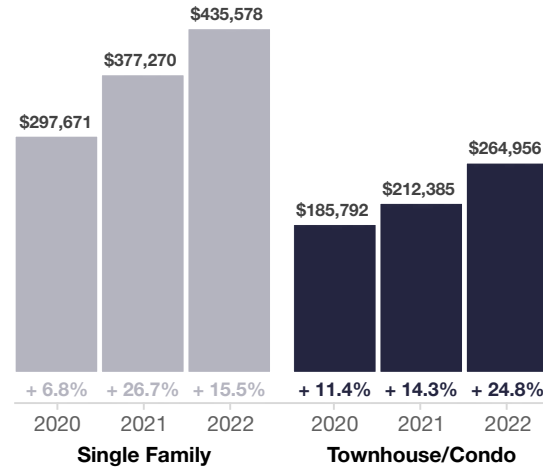


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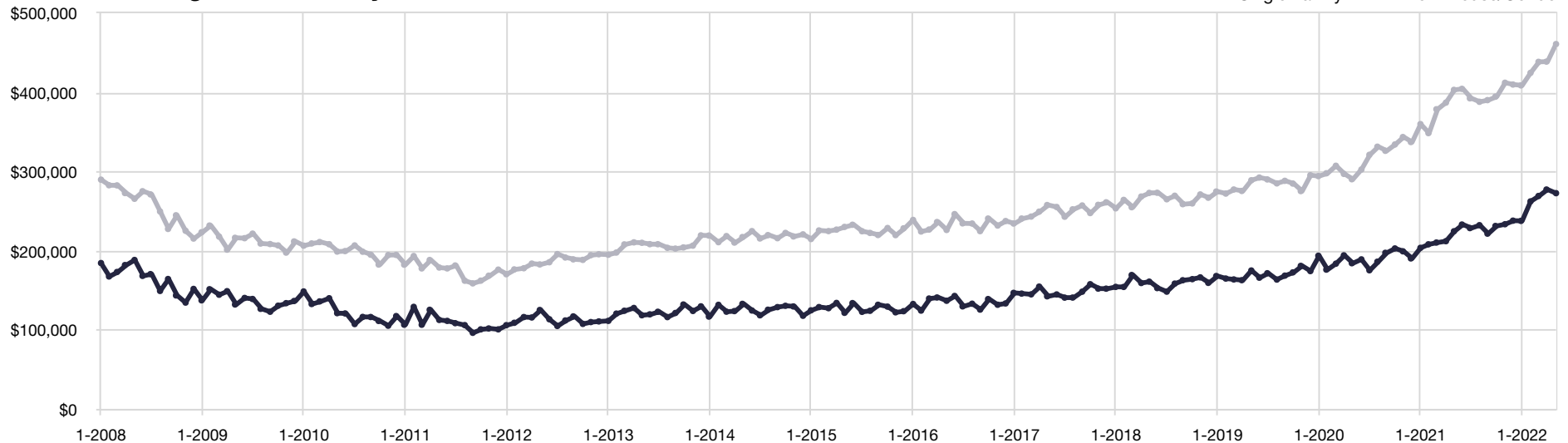
## Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
6-2021	\$404,347	+ 33.7%	\$232,916	+ 23.3%
7-2021	\$392,382	+ 22.2%	\$228,420	+ 30.4%
8-2021	\$387,987	+ 17.1%	\$232,100	+ 24.8%
9-2021	\$390,089	+ 19.6%	\$221,395	+ 12.3%
10-2021	\$394,487	+ 18.1%	\$231,105	+ 14.0%
11-2021	\$412,049	+ 20.0%	\$233,315	+ 17.2%
12-2021	\$409,783	+ 21.6%	\$237,820	+ 25.1%
1-2022	\$408,699	+ 13.6%	\$237,518	+ 16.8%
2-2022	\$424,544	+ 21.9%	\$262,157	+ 26.1%
3-2022	\$438,449	+ 15.8%	\$268,995	+ 28.0%
4-2022	\$438,752	+ 13.4%	\$277,145	+ 30.8%
<b>5-2022</b>	<b>\$460,924</b>	<b>+ 14.4%</b>	<b>\$272,530</b>	<b>+ 21.5%</b>
12-Month Avg*	\$414,192	+ 19.1%	\$246,000	+ 22.9%

\* Avg. Sales Price for all properties from June 2021 through May 2022. This is not the average of the individual figures above.

## Historical Average Sales Price by Month



# Percent of List Price Received

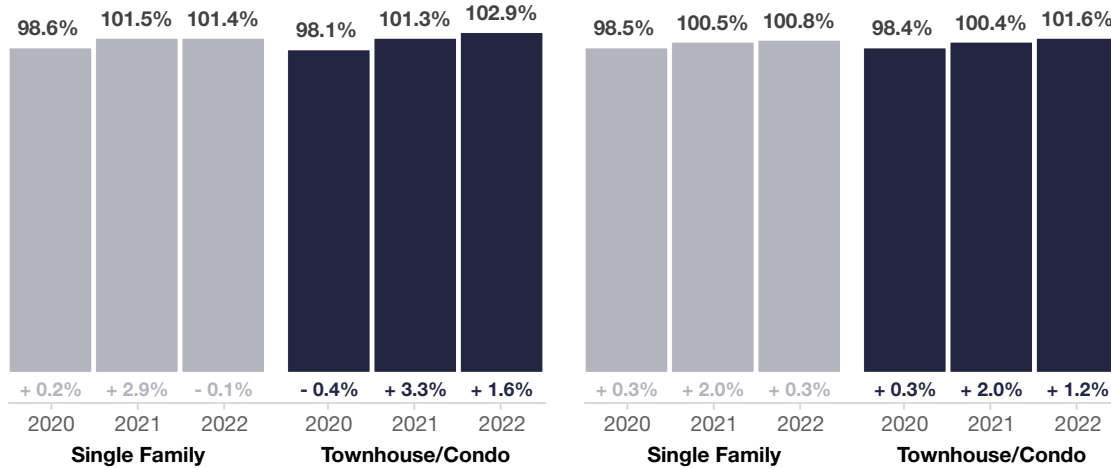
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



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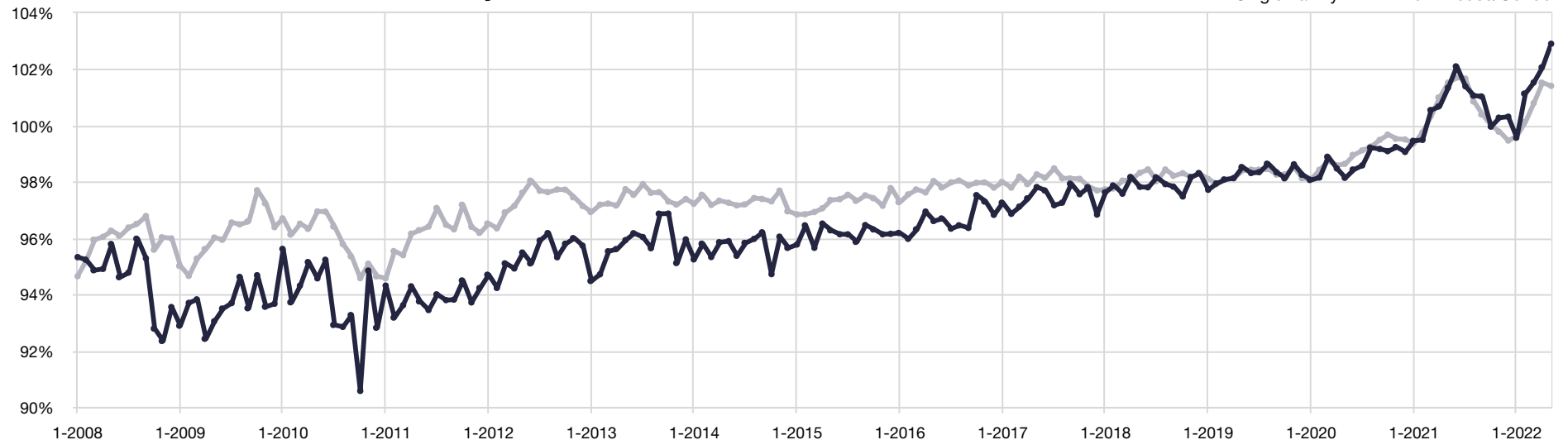
## Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
6-2021	101.7%	+ 2.7%	102.1%	+ 3.8%
7-2021	101.7%	+ 2.6%	101.4%	+ 2.8%
8-2021	100.9%	+ 1.6%	101.1%	+ 1.9%
9-2021	100.4%	+ 0.9%	101.0%	+ 1.8%
10-2021	100.0%	+ 0.3%	100.0%	+ 0.9%
11-2021	99.8%	+ 0.3%	100.3%	+ 1.1%
12-2021	99.5%	0.0%	100.3%	+ 1.2%
1-2022	99.6%	+ 0.2%	99.6%	+ 0.1%
2-2022	100.1%	+ 0.3%	101.1%	+ 1.6%
3-2022	100.8%	+ 0.5%	101.5%	+ 0.9%
4-2022	101.5%	+ 0.5%	102.1%	+ 1.4%
<b>5-2022</b>	<b>101.4%</b>	<b>- 0.1%</b>	<b>102.9%</b>	<b>+ 1.6%</b>
12-Month Avg*	100.7%	+ 0.8%	101.2%	+ 1.6%

\* Pct. of List Price Received for all properties from June 2021 through May 2022. This is not the average of the individual figures above.

## Historical Percent of List Price Received by Month



# Housing Affordability Index

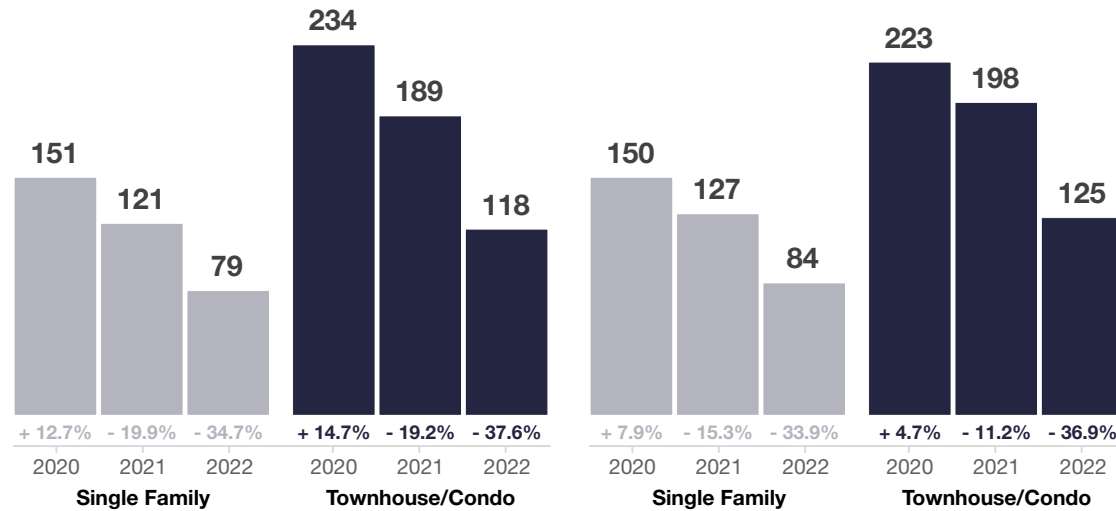
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



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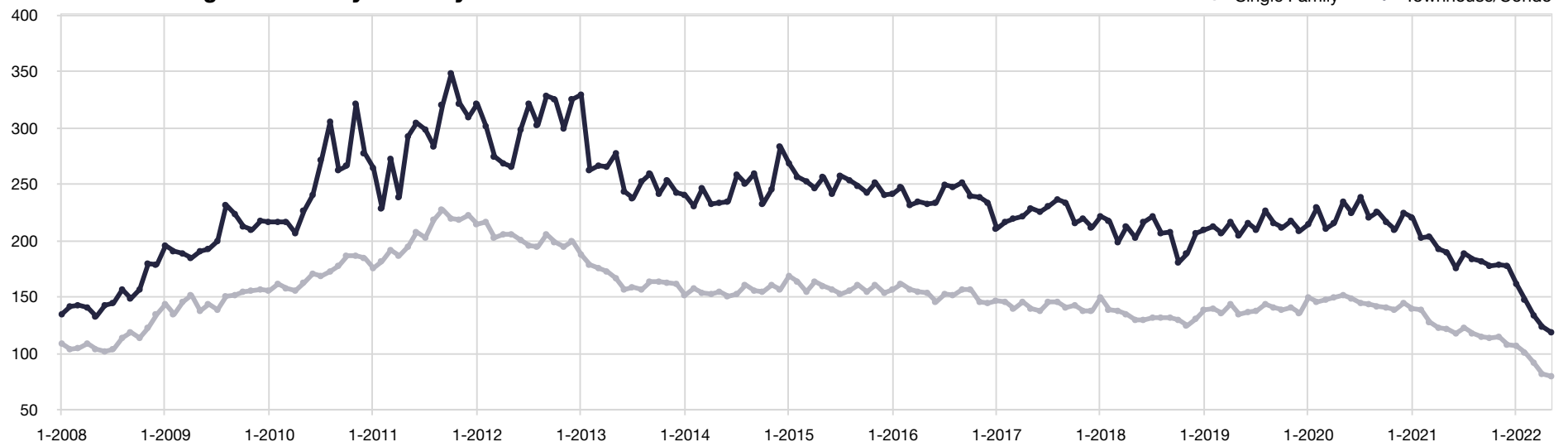
**May**

**Year to Date**



Affordability Index	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
6-2021	117	- 20.9%	175	- 21.9%
7-2021	122	- 15.3%	188	- 21.0%
8-2021	117	- 18.2%	183	- 16.8%
9-2021	114	- 19.1%	181	- 19.6%
10-2021	113	- 19.3%	177	- 18.1%
11-2021	114	- 17.4%	178	- 14.8%
12-2021	107	- 25.7%	177	- 21.0%
1-2022	106	- 23.7%	161	- 26.8%
2-2022	100	- 27.5%	147	- 27.2%
3-2022	91	- 28.3%	133	- 34.5%
4-2022	81	- 33.6%	123	- 35.9%
<b>5-2022</b>	<b>79</b>	<b>- 34.7%</b>	<b>118</b>	<b>- 37.6%</b>
12-Month Avg	105	- 23.4%	162	- 24.3%

## Historical Housing Affordability Index by Month



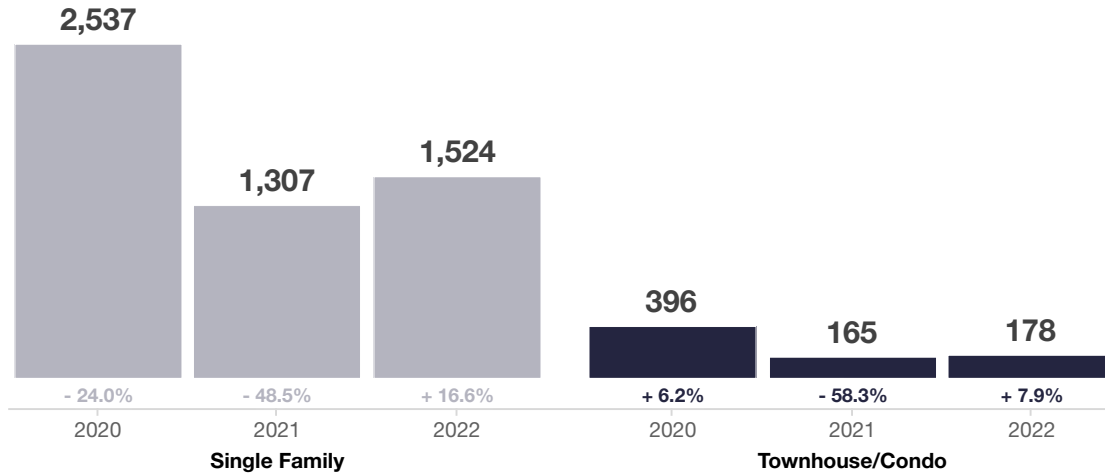
# Inventory of Homes for Sale

The number of properties available for sale in active status at the end of a given month.



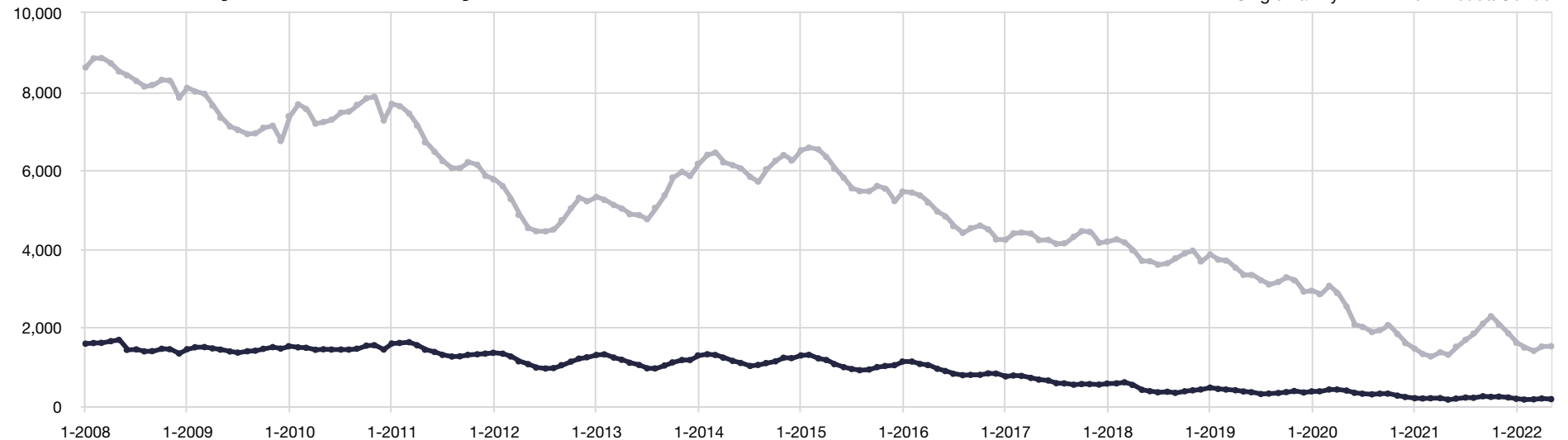
**MULTIPLE LISTING SERVICE OF  
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**May**



Homes for Sale	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
6-2021	1,513	- 27.0%	192	- 43.2%
7-2021	1,688	- 16.1%	218	- 30.8%
8-2021	1,845	- 2.1%	212	- 29.3%
9-2021	2,097	+ 8.4%	251	- 20.8%
10-2021	2,287	+ 11.0%	235	- 26.1%
11-2021	2,070	+ 12.7%	241	- 9.7%
12-2021	1,850	+ 15.4%	220	- 4.8%
1-2022	1,613	+ 10.6%	187	- 7.4%
2-2022	1,490	+ 12.5%	167	- 14.4%
3-2022	1,404	+ 11.2%	173	- 13.9%
4-2022	1,516	+ 10.7%	194	- 4.4%
<b>5-2022</b>	<b>1,524</b>	<b>+ 16.6%</b>	<b>178</b>	<b>+ 7.9%</b>
12-Month Avg	1,741	+ 3.8%	206	- 18.9%

## Historical Inventory of Homes for Sale by Month



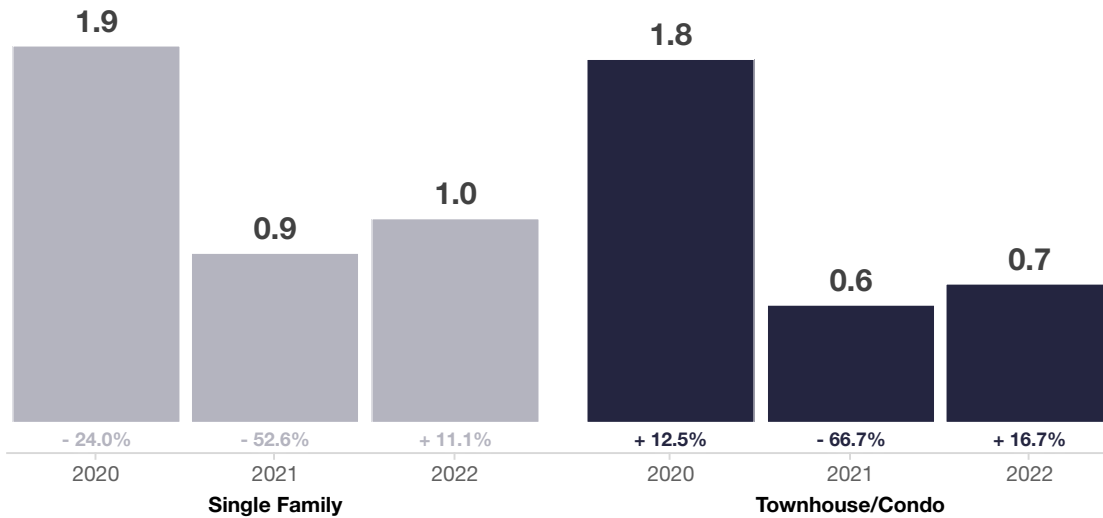
# Months Supply of Inventory

The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.



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**May**



Months Supply	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
6-2021	1.0	- 33.3%	0.7	- 53.3%
7-2021	1.1	- 26.7%	0.8	- 42.9%
8-2021	1.2	- 14.3%	0.8	- 38.5%
9-2021	1.4	0.0%	0.9	- 30.8%
10-2021	1.6	+ 6.7%	0.9	- 30.8%
11-2021	1.4	+ 7.7%	0.9	- 18.2%
12-2021	1.2	+ 9.1%	0.8	- 11.1%
1-2022	1.1	+ 10.0%	0.7	- 12.5%
2-2022	1.0	+ 11.1%	0.6	- 25.0%
3-2022	1.0	+ 25.0%	0.7	- 12.5%
4-2022	1.0	+ 11.1%	0.7	0.0%
<b>5-2022</b>	<b>1.0</b>	<b>+ 11.1%</b>	<b>0.7</b>	<b>+ 16.7%</b>
12-Month Avg*	1.2	+ 0.0%	0.8	- 26.2%

\* Months Supply for all properties from June 2021 through May 2022. This is not the average of the individual figures above.

## Historical Months Supply of Inventory by Month



# All Residential Properties Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Includes all Single Family and Townhome/Condo listings in the MLS.



**MULTIPLE LISTING SERVICE OF  
SOUTHERN ARIZONA**

Key Metrics	Historical Sparkbars	5-2021	5-2022	% Change	YTD 2021	YTD 2022	% Change
<b>New Listings</b>		1,953	<b>2,002</b>	+ 2.5%	9,962	<b>9,815</b>	- 1.5%
<b>Pending Sales</b>		1,864	<b>1,800</b>	- 3.4%	9,393	<b>9,250</b>	- 1.5%
<b>Closed Sales</b>		1,830	<b>1,838</b>	+ 0.4%	8,753	<b>8,679</b>	- 0.8%
<b>Days on Market Until Sale</b>		16	<b>17</b>	+ 6.3%	22	<b>21</b>	- 4.5%
<b>Median Sales Price</b>		\$302,895	<b>\$359,900</b>	+ 18.8%	\$285,000	<b>\$345,000</b>	+ 21.1%
<b>Average Sales Price</b>		\$371,822	<b>\$429,029</b>	+ 15.4%	\$350,747	<b>\$408,560</b>	+ 16.5%
<b>Percent of List Price Received</b>		101.5%	<b>101.7%</b>	+ 0.2%	100.5%	<b>100.9%</b>	+ 0.4%
<b>Housing Affordability Index</b>		128	<b>84</b>	- 34.4%	136	<b>87</b>	- 36.0%
<b>Inventory of Homes for Sale</b>		1,472	<b>1,702</b>	+ 15.6%	—	—	—
<b>Months Supply of Inventory</b>		0.8	<b>1.0</b>	+ 25.0%	—	—	—

# Local Market Update – May 2022

A Research Tool Provided by Southern Arizona MLS.

## Cochise

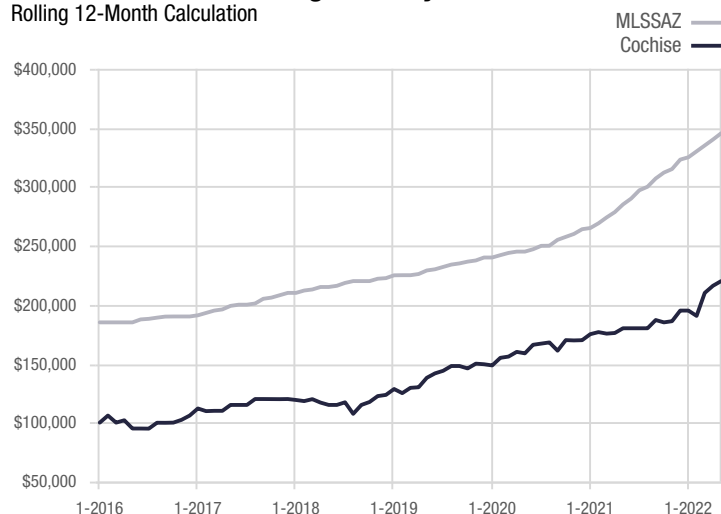
Single Family	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	46	35	- 23.9%	161	182	+ 13.0%
Pending Sales	30	28	- 6.7%	123	121	- 1.6%
Closed Sales	18	27	+ 50.0%	122	111	- 9.0%
Days on Market Until Sale	63	24	- 61.9%	67	39	- 41.8%
Median Sales Price*	\$212,000	\$254,000	+ 19.8%	\$191,000	\$240,000	+ 25.7%
Average Sales Price*	\$253,856	\$280,500	+ 10.5%	\$238,966	\$266,864	+ 11.7%
Percent of List Price Received*	97.0%	98.8%	+ 1.9%	96.5%	96.9%	+ 0.4%
Inventory of Homes for Sale	79	69	- 12.7%	—	—	—
Months Supply of Inventory	2.9	2.6	- 10.3%	—	—	—

Townhouse/Condo/Duplex	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	0	1	—	4	4	0.0%
Pending Sales	0	1	—	5	2	- 60.0%
Closed Sales	0	2	—	7	2	- 71.4%
Days on Market Until Sale	—	6	—	16	6	- 62.5%
Median Sales Price*	—	\$94,500	—	\$123,000	\$94,500	- 23.2%
Average Sales Price*	—	\$94,500	—	\$118,343	\$94,500	- 20.1%
Percent of List Price Received*	—	86.2%	—	100.8%	86.2%	- 14.5%
Inventory of Homes for Sale	1	2	+ 100.0%	—	—	—
Months Supply of Inventory	0.6	1.7	+ 183.3%	—	—	—

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

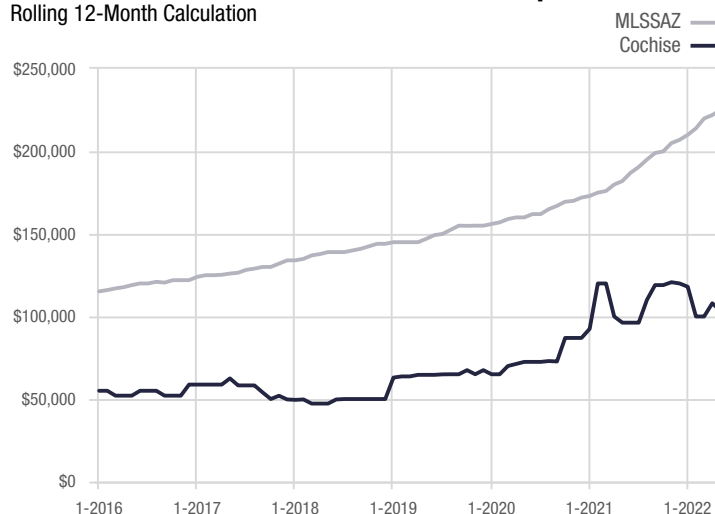
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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# Local Market Update – May 2022

A Research Tool Provided by Southern Arizona MLS.

## Cochise County

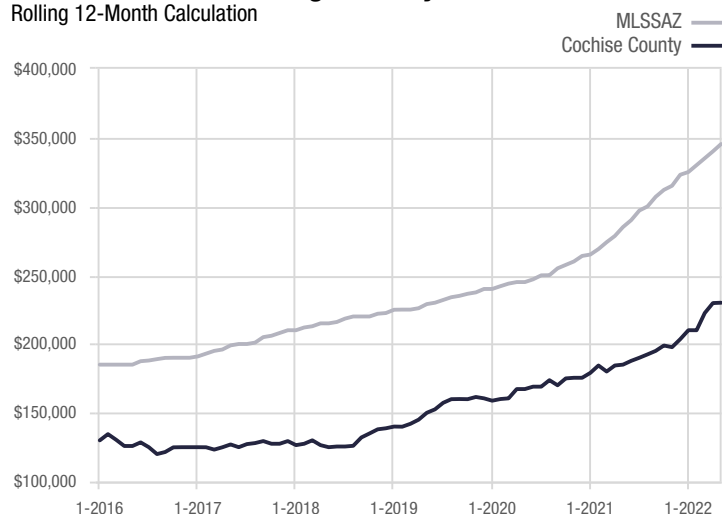
Single Family	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	59	58	- 1.7%	240	261	+ 8.8%
Pending Sales	43	48	+ 11.6%	183	185	+ 1.1%
Closed Sales	29	36	+ 24.1%	180	159	- 11.7%
Days on Market Until Sale	53	25	- 52.8%	59	37	- 37.3%
Median Sales Price*	\$195,000	\$262,000	+ 34.4%	\$195,000	\$245,000	+ 25.6%
Average Sales Price*	\$238,910	\$296,706	+ 24.2%	\$229,695	\$275,473	+ 19.9%
Percent of List Price Received*	96.4%	98.7%	+ 2.4%	97.0%	97.3%	+ 0.3%
Inventory of Homes for Sale	104	101	- 2.9%	—	—	—
Months Supply of Inventory	2.7	2.6	- 3.7%	—	—	—

Townhouse/Condo/Duplex	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	0	1	—	4	4	0.0%
Pending Sales	0	1	—	5	2	- 60.0%
Closed Sales	0	2	—	7	2	- 71.4%
Days on Market Until Sale	—	6	—	16	6	- 62.5%
Median Sales Price*	—	\$94,500	—	\$123,000	\$94,500	- 23.2%
Average Sales Price*	—	\$94,500	—	\$118,343	\$94,500	- 20.1%
Percent of List Price Received*	—	86.2%	—	100.8%	86.2%	- 14.5%
Inventory of Homes for Sale	1	2	+ 100.0%	—	—	—
Months Supply of Inventory	0.6	1.7	+ 183.3%	—	—	—

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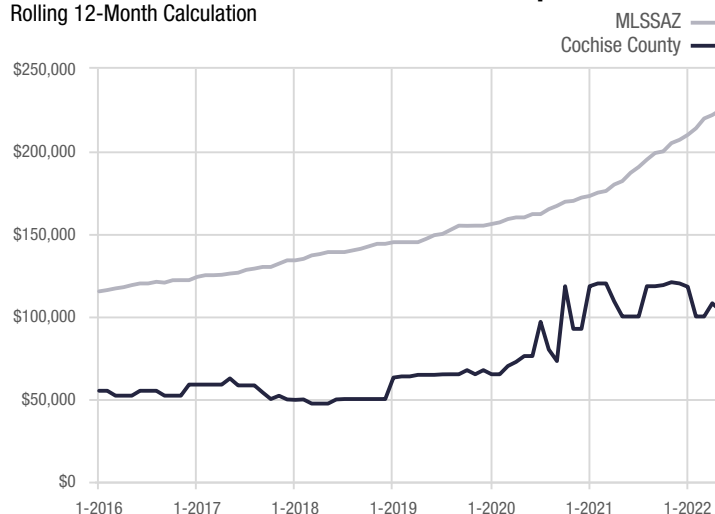
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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# Local Market Update – May 2022

A Research Tool Provided by Southern Arizona MLS.

## Green Valley - North

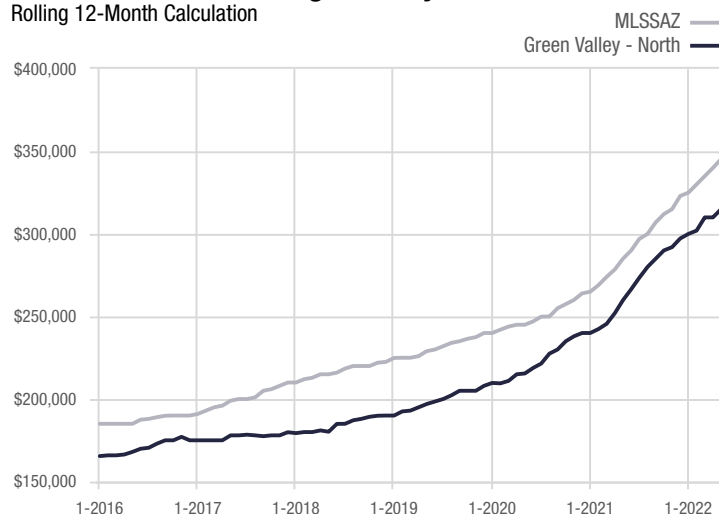
Single Family	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	74	91	+ 23.0%	347	350	+ 0.9%
Pending Sales	70	70	0.0%	350	347	- 0.9%
Closed Sales	65	55	- 15.4%	319	311	- 2.5%
Days on Market Until Sale	24	18	- 25.0%	22	21	- 4.5%
Median Sales Price*	\$295,000	\$350,000	+ 18.6%	\$282,790	\$325,000	+ 14.9%
Average Sales Price*	\$306,444	\$381,922	+ 24.6%	\$288,566	\$350,204	+ 21.4%
Percent of List Price Received*	102.0%	100.7%	- 1.3%	100.6%	100.5%	- 0.1%
Inventory of Homes for Sale	42	70	+ 66.7%	—	—	—
Months Supply of Inventory	0.6	1.1	+ 83.3%	—	—	—

Townhouse/Condo/Duplex	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	1	2	+ 100.0%	3	5	+ 66.7%
Pending Sales	1	3	+ 200.0%	3	5	+ 66.7%
Closed Sales	0	1	—	2	3	+ 50.0%
Days on Market Until Sale	—	15	—	1	33	+ 3,200.0%
Median Sales Price*	—	\$220,000	—	\$199,750	\$220,000	+ 10.1%
Average Sales Price*	—	\$220,000	—	\$199,750	\$244,333	+ 22.3%
Percent of List Price Received*	—	110.0%	—	99.9%	102.7%	+ 2.8%
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	0.6	—	—	—	—

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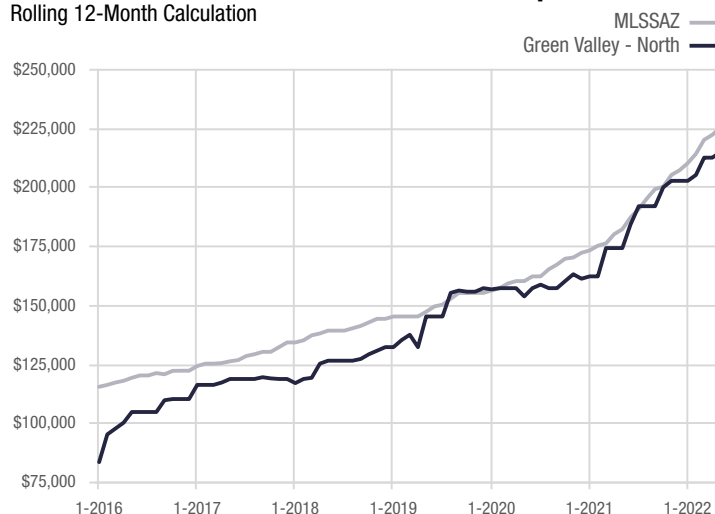
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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# Local Market Update – May 2022

A Research Tool Provided by Southern Arizona MLS.

## Green Valley - Northeast

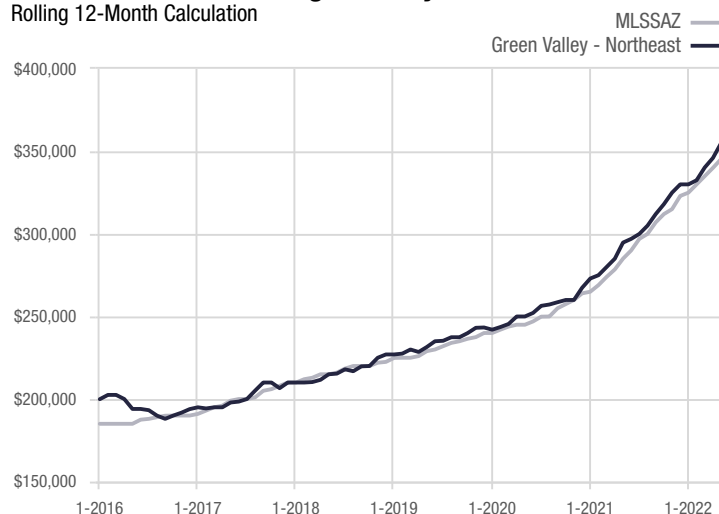
Single Family	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	32	46	+ 43.8%	223	205	- 8.1%
Pending Sales	37	36	- 2.7%	211	215	+ 1.9%
Closed Sales	33	47	+ 42.4%	203	192	- 5.4%
Days on Market Until Sale	11	19	+ 72.7%	15	19	+ 26.7%
Median Sales Price*	\$339,000	\$399,900	+ 18.0%	\$317,000	\$384,500	+ 21.3%
Average Sales Price*	\$356,270	\$409,142	+ 14.8%	\$341,888	\$397,234	+ 16.2%
Percent of List Price Received*	99.9%	100.1%	+ 0.2%	99.5%	100.0%	+ 0.5%
Inventory of Homes for Sale	20	36	+ 80.0%	—	—	—
Months Supply of Inventory	0.5	1.0	+ 100.0%	—	—	—

Townhouse/Condo/Duplex	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	3	3	0.0%	23	24	+ 4.3%
Pending Sales	2	6	+ 200.0%	21	26	+ 23.8%
Closed Sales	5	4	- 20.0%	23	23	0.0%
Days on Market Until Sale	25	13	- 48.0%	15	31	+ 106.7%
Median Sales Price*	\$259,900	\$252,500	- 2.8%	\$252,000	\$281,000	+ 11.5%
Average Sales Price*	\$263,280	\$281,250	+ 6.8%	\$244,493	\$290,232	+ 18.7%
Percent of List Price Received*	99.8%	99.5%	- 0.3%	100.2%	99.2%	- 1.0%
Inventory of Homes for Sale	2	2	0.0%	—	—	—
Months Supply of Inventory	0.5	0.5	0.0%	—	—	—

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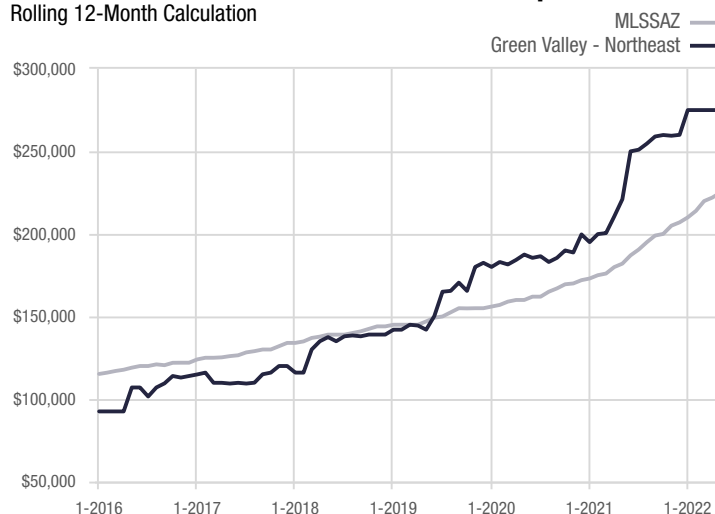
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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# Local Market Update – May 2022

A Research Tool Provided by Southern Arizona MLS.

## Green Valley - Northwest

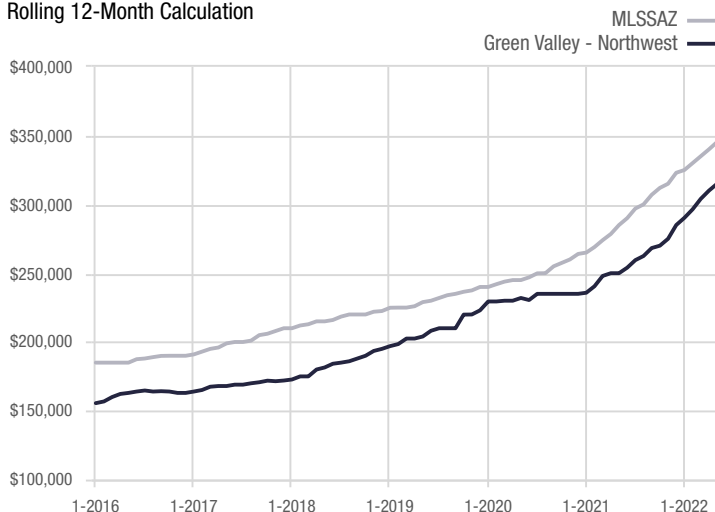
Single Family	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	15	21	+ 40.0%	113	136	+ 20.4%
Pending Sales	20	21	+ 5.0%	116	130	+ 12.1%
Closed Sales	25	24	- 4.0%	114	123	+ 7.9%
Days on Market Until Sale	36	19	- 47.2%	34	16	- 52.9%
Median Sales Price*	\$270,000	\$325,000	+ 20.4%	\$270,000	\$325,000	+ 20.4%
Average Sales Price*	\$291,010	\$322,937	+ 11.0%	\$285,316	\$336,526	+ 17.9%
Percent of List Price Received*	100.7%	99.8%	- 0.9%	99.9%	100.0%	+ 0.1%
Inventory of Homes for Sale	9	21	+ 133.3%	—	—	—
Months Supply of Inventory	0.4	1.0	+ 150.0%	—	—	—

Townhouse/Condo/Duplex	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	34	25	- 26.5%	184	151	- 17.9%
Pending Sales	43	24	- 44.2%	184	149	- 19.0%
Closed Sales	33	23	- 30.3%	164	154	- 6.1%
Days on Market Until Sale	19	11	- 42.1%	17	14	- 17.6%
Median Sales Price*	\$175,000	\$155,500	- 11.1%	\$169,000	\$196,100	+ 16.0%
Average Sales Price*	\$165,731	\$197,502	+ 19.2%	\$161,162	\$194,017	+ 20.4%
Percent of List Price Received*	99.9%	101.4%	+ 1.5%	99.9%	100.6%	+ 0.7%
Inventory of Homes for Sale	15	15	0.0%	—	—	—
Months Supply of Inventory	0.5	0.6	+ 20.0%	—	—	—

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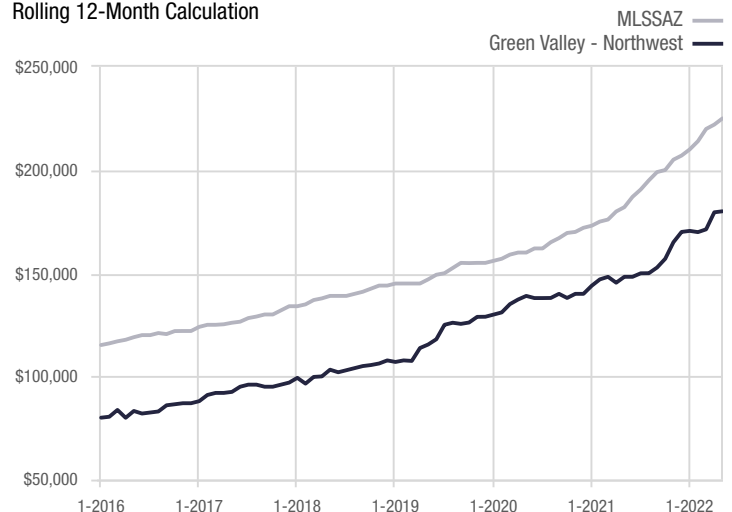
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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# Local Market Update – May 2022

A Research Tool Provided by Southern Arizona MLS.

## Green Valley - Southeast

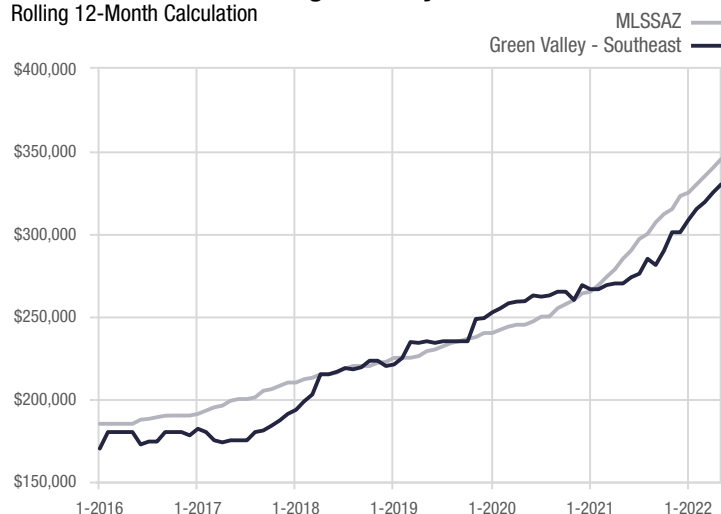
Single Family	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	12	8	- 33.3%	63	68	+ 7.9%
Pending Sales	11	9	- 18.2%	65	58	- 10.8%
Closed Sales	19	12	- 36.8%	56	59	+ 5.4%
Days on Market Until Sale	15	18	+ 20.0%	39	13	- 66.7%
Median Sales Price*	\$277,500	<b>\$302,500</b>	+ 9.0%	\$270,000	<b>\$335,000</b>	+ 24.1%
Average Sales Price*	\$292,550	<b>\$364,292</b>	+ 24.5%	\$298,845	<b>\$376,817</b>	+ 26.1%
Percent of List Price Received*	100.1%	<b>100.2%</b>	+ 0.1%	100.1%	<b>100.2%</b>	+ 0.1%
Inventory of Homes for Sale	7	10	+ 42.9%	—	—	—
Months Supply of Inventory	0.6	1.1	+ 83.3%	—	—	—

Townhouse/Condo/Duplex	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	4	4	0.0%	32	25	- 21.9%
Pending Sales	7	5	- 28.6%	31	26	- 16.1%
Closed Sales	8	12	+ 50.0%	26	26	0.0%
Days on Market Until Sale	20	13	- 35.0%	17	13	- 23.5%
Median Sales Price*	\$236,450	<b>\$274,500</b>	+ 16.1%	\$238,750	<b>\$242,500</b>	+ 1.6%
Average Sales Price*	\$228,788	<b>\$276,917</b>	+ 21.0%	\$230,767	<b>\$253,946</b>	+ 10.0%
Percent of List Price Received*	99.7%	<b>101.9%</b>	+ 2.2%	99.2%	<b>100.8%</b>	+ 1.6%
Inventory of Homes for Sale	0	2	—	—	—	—
Months Supply of Inventory	—	0.5	—	—	—	—

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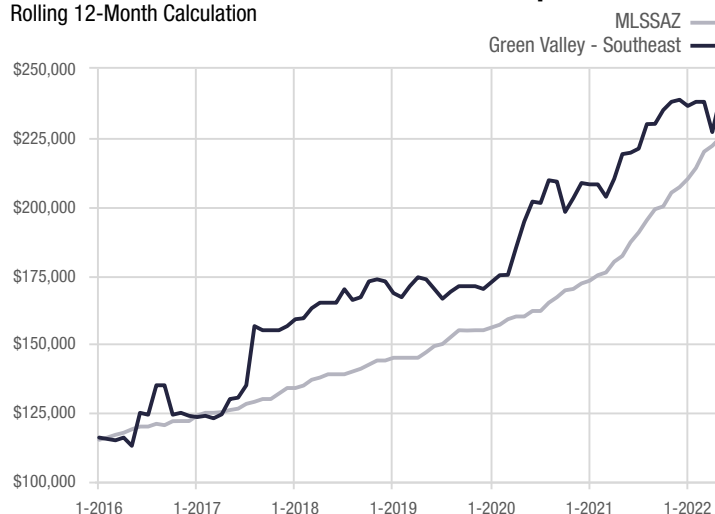
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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# Local Market Update – May 2022

A Research Tool Provided by Southern Arizona MLS.



## Green Valley - Southwest

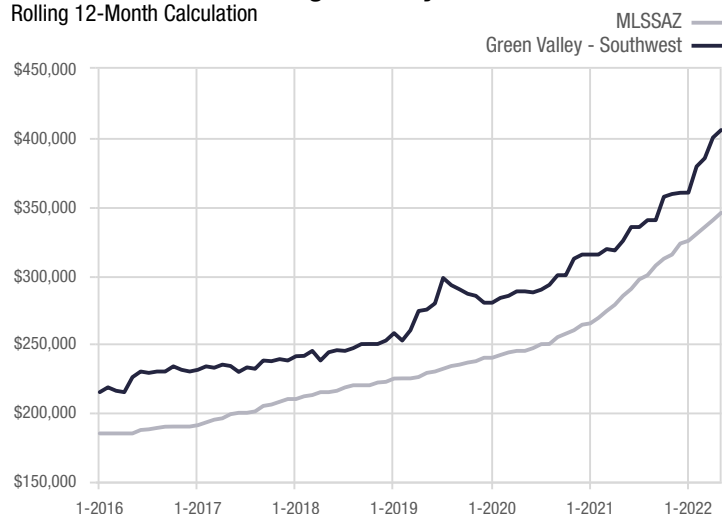
Single Family	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	10	11	+ 10.0%	91	95	+ 4.4%
Pending Sales	13	11	- 15.4%	105	88	- 16.2%
Closed Sales	15	13	- 13.3%	102	95	- 6.9%
Days on Market Until Sale	21	33	+ 57.1%	35	40	+ 14.3%
Median Sales Price*	\$377,966	<b>\$445,000</b>	+ 17.7%	\$339,500	<b>\$425,000</b>	+ 25.2%
Average Sales Price*	\$402,698	<b>\$480,707</b>	+ 19.4%	\$357,498	<b>\$458,662</b>	+ 28.3%
Percent of List Price Received*	100.6%	<b>101.1%</b>	+ 0.5%	99.0%	<b>100.4%</b>	+ 1.4%
Inventory of Homes for Sale	13	15	+ 15.4%	—	—	—
Months Supply of Inventory	0.8	1.0	+ 25.0%	—	—	—

Townhouse/Condo/Duplex	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	12	13	+ 8.3%	93	85	- 8.6%
Pending Sales	17	10	- 41.2%	94	80	- 14.9%
Closed Sales	20	18	- 10.0%	93	83	- 10.8%
Days on Market Until Sale	8	19	+ 137.5%	17	14	- 17.6%
Median Sales Price*	\$225,750	<b>\$267,250</b>	+ 18.4%	\$200,000	<b>\$255,000</b>	+ 27.5%
Average Sales Price*	\$247,255	<b>\$268,889</b>	+ 8.7%	\$224,000	<b>\$274,213</b>	+ 22.4%
Percent of List Price Received*	100.5%	<b>102.0%</b>	+ 1.5%	100.2%	<b>100.9%</b>	+ 0.7%
Inventory of Homes for Sale	9	9	0.0%	—	—	—
Months Supply of Inventory	0.6	0.6	0.0%	—	—	—

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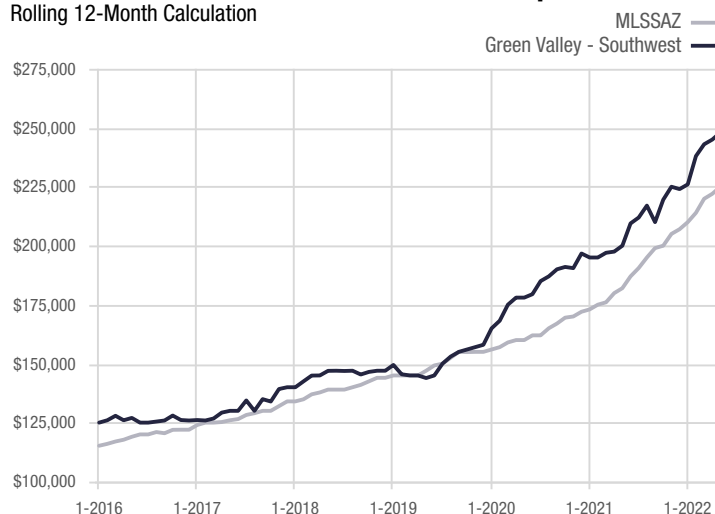
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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# Local Market Update – May 2022

A Research Tool Provided by Southern Arizona MLS.

## Pima County

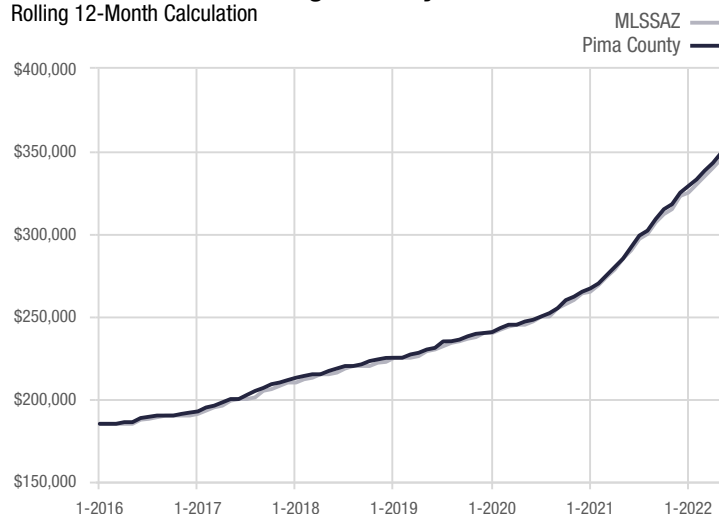
Single Family	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	1,471	1,536	+ 4.4%	7,524	7,338	- 2.5%
Pending Sales	1,391	1,355	- 2.6%	7,092	6,978	- 1.6%
Closed Sales	1,356	1,371	+ 1.1%	6,603	6,538	- 1.0%
Days on Market Until Sale	14	17	+ 21.4%	19	21	+ 10.5%
Median Sales Price*	\$320,000	\$380,000	+ 18.8%	\$305,000	\$361,000	+ 18.4%
Average Sales Price*	\$409,125	\$466,132	+ 13.9%	\$381,868	\$439,804	+ 15.2%
Percent of List Price Received*	101.9%	101.7%	- 0.2%	100.7%	101.0%	+ 0.3%
Inventory of Homes for Sale	1,007	1,248	+ 23.9%	—	—	—
Months Supply of Inventory	0.7	0.9	+ 28.6%	—	—	—

Townhouse/Condo/Duplex	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	290	269	- 7.2%	1,487	1,447	- 2.7%
Pending Sales	309	270	- 12.6%	1,455	1,392	- 4.3%
Closed Sales	314	301	- 4.1%	1,355	1,328	- 2.0%
Days on Market Until Sale	11	10	- 9.1%	16	14	- 12.5%
Median Sales Price*	\$205,000	\$252,000	+ 22.9%	\$194,900	\$240,000	+ 23.1%
Average Sales Price*	\$222,504	\$271,043	+ 21.8%	\$210,794	\$263,011	+ 24.8%
Percent of List Price Received*	101.3%	103.1%	+ 1.8%	100.5%	101.6%	+ 1.1%
Inventory of Homes for Sale	151	160	+ 6.0%	—	—	—
Months Supply of Inventory	0.6	0.6	0.0%	—	—	—

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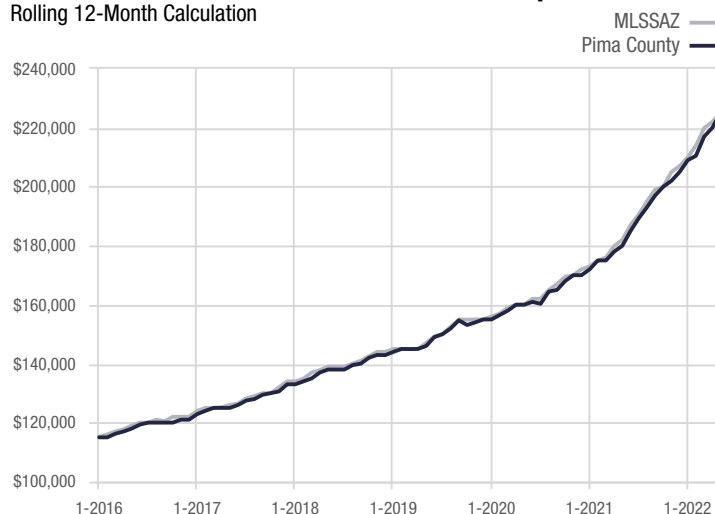
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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# Local Market Update – May 2022

A Research Tool Provided by Southern Arizona MLS.

## Santa Cruz County

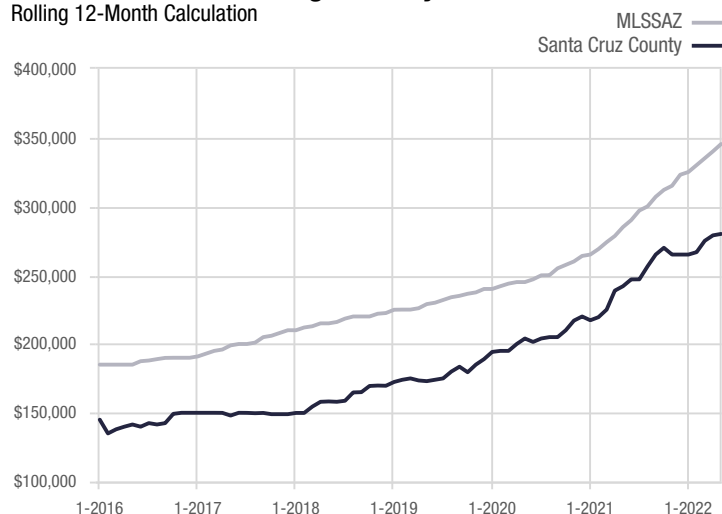
Single Family	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	58	39	- 32.8%	284	276	- 2.8%
Pending Sales	52	48	- 7.7%	248	264	+ 6.5%
Closed Sales	46	57	+ 23.9%	195	252	+ 29.2%
Days on Market Until Sale	41	42	+ 2.4%	54	44	- 18.5%
Median Sales Price*	\$279,500	\$315,000	+ 12.7%	\$249,000	\$319,900	+ 28.5%
Average Sales Price*	\$325,259	\$446,227	+ 37.2%	\$325,141	\$420,357	+ 29.3%
Percent of List Price Received*	98.3%	98.4%	+ 0.1%	98.1%	98.2%	+ 0.1%
Inventory of Homes for Sale	98	76	- 22.4%	—	—	—
Months Supply of Inventory	2.2	1.6	- 27.3%	—	—	—

Townhouse/Condo/Duplex	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	3	4	+ 33.3%	20	27	+ 35.0%
Pending Sales	3	0	- 100.0%	23	24	+ 4.3%
Closed Sales	1	5	+ 400.0%	24	29	+ 20.8%
Days on Market Until Sale	5	21	+ 320.0%	108	32	- 70.4%
Median Sales Price*	\$167,000	\$299,000	+ 79.0%	\$217,500	\$265,000	+ 21.8%
Average Sales Price*	\$167,000	\$313,580	+ 87.8%	\$210,567	\$275,907	+ 31.0%
Percent of List Price Received*	107.7%	98.0%	- 9.0%	98.7%	99.6%	+ 0.9%
Inventory of Homes for Sale	7	11	+ 57.1%	—	—	—
Months Supply of Inventory	1.5	2.3	+ 53.3%	—	—	—

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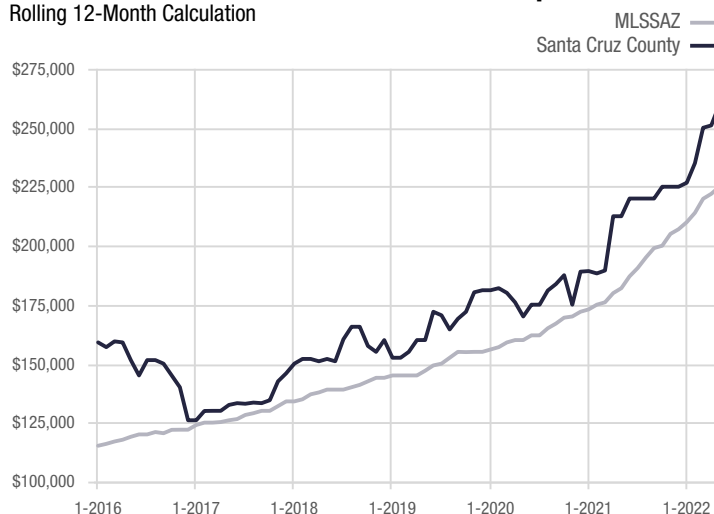
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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# Local Market Update – May 2022

A Research Tool Provided by Southern Arizona MLS.

## Santa Cruz County - Amado

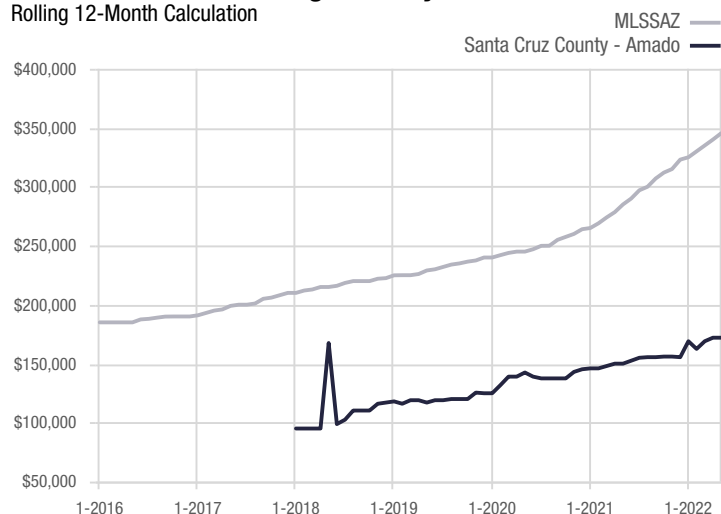
Single Family	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	1	0	- 100.0%	3	4	+ 33.3%
Pending Sales	1	0	- 100.0%	4	5	+ 25.0%
Closed Sales	0	0	0.0%	6	2	- 66.7%
Days on Market Until Sale	—	—	—	84	11	- 86.9%
Median Sales Price*	—	—	—	\$152,500	\$321,500	+ 110.8%
Average Sales Price*	—	—	—	\$140,167	\$321,500	+ 129.4%
Percent of List Price Received*	—	—	—	98.5%	103.2%	+ 4.8%
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	0.6	—	—	—	—	—

Townhouse/Condo/Duplex	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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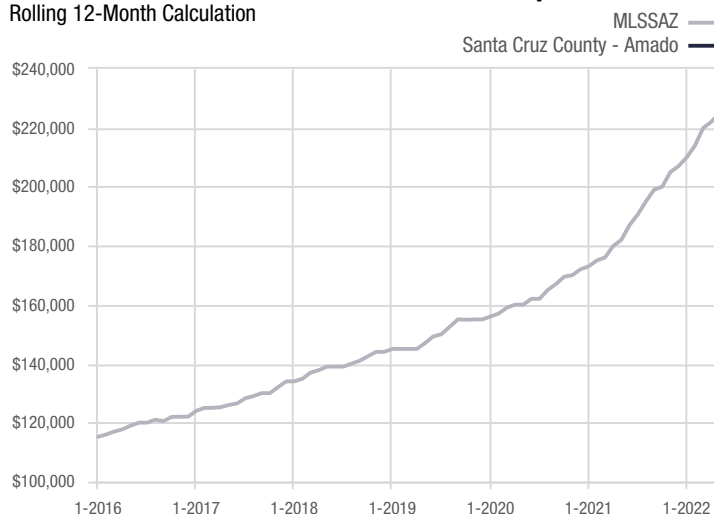
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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# Local Market Update – May 2022

A Research Tool Provided by Southern Arizona MLS.

## Santa Cruz County - Elgin

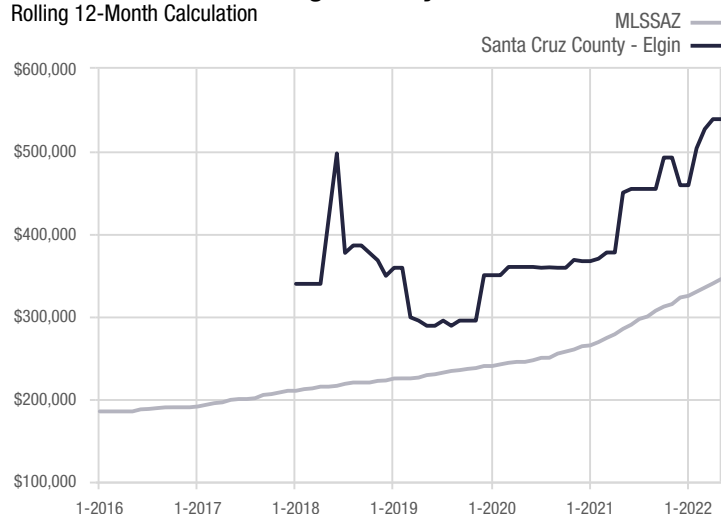
Single Family	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	2	2	0.0%	8	8	0.0%
Pending Sales	1	1	0.0%	8	9	+ 12.5%
Closed Sales	2	2	0.0%	4	10	+ 150.0%
Days on Market Until Sale	150	66	- 56.0%	154	50	- 67.5%
Median Sales Price*	\$601,000	<b>\$715,000</b>	+ 19.0%	\$454,500	<b>\$631,000</b>	+ 38.8%
Average Sales Price*	\$601,000	<b>\$715,000</b>	+ 19.0%	\$511,500	<b>\$642,478</b>	+ 25.6%
Percent of List Price Received*	98.2%	<b>94.7%</b>	- 3.6%	96.7%	<b>97.6%</b>	+ 0.9%
Inventory of Homes for Sale	6	3	- 50.0%	—	—	—
Months Supply of Inventory	3.2	1.5	- 53.1%	—	—	—

Townhouse/Condo/Duplex	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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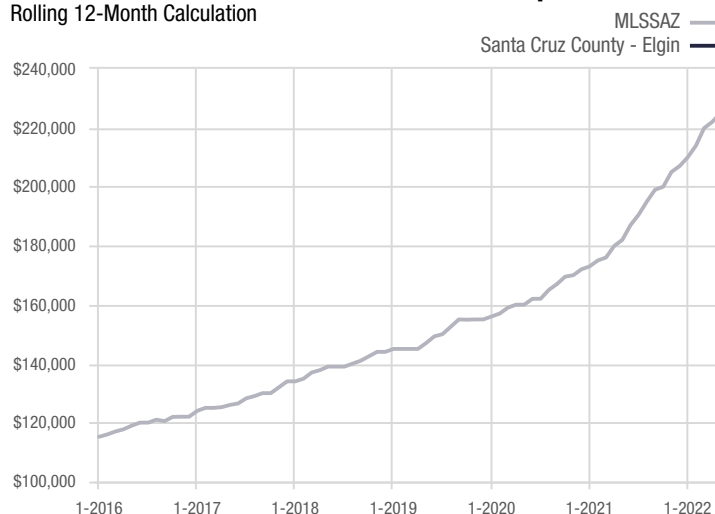
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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# Local Market Update – May 2022

A Research Tool Provided by Southern Arizona MLS.

## Santa Cruz County - Nogales East

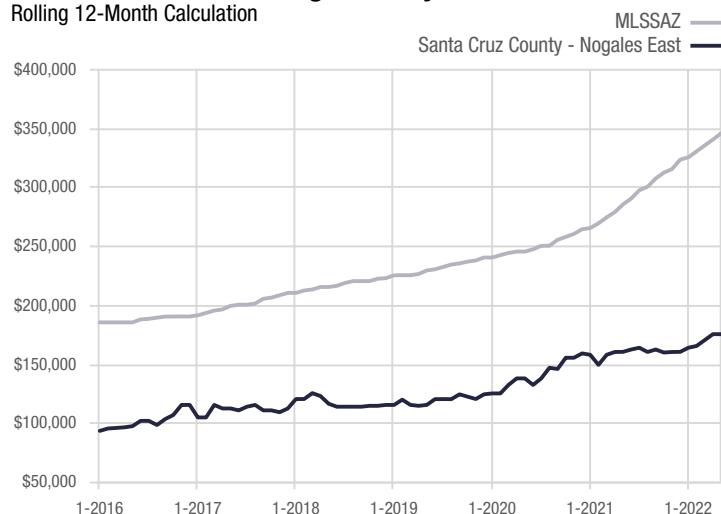
Single Family	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	6	4	- 33.3%	43	37	- 14.0%
Pending Sales	4	5	+ 25.0%	33	32	- 3.0%
Closed Sales	5	8	+ 60.0%	32	29	- 9.4%
Days on Market Until Sale	42	63	+ 50.0%	66	57	- 13.6%
Median Sales Price*	\$150,000	\$209,000	+ 39.3%	\$150,000	\$205,500	+ 37.0%
Average Sales Price*	\$158,000	\$192,125	+ 21.6%	\$203,402	\$273,154	+ 34.3%
Percent of List Price Received*	98.6%	97.5%	- 1.1%	96.1%	98.4%	+ 2.4%
Inventory of Homes for Sale	18	16	- 11.1%	—	—	—
Months Supply of Inventory	3.2	2.8	- 12.5%	—	—	—

Townhouse/Condo/Duplex	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	0	1	—	1	11	+ 1,000.0%
Pending Sales	0	0	0.0%	4	6	+ 50.0%
Closed Sales	0	1	—	7	3	- 57.1%
Days on Market Until Sale	—	30	—	111	57	- 48.6%
Median Sales Price*	—	\$259,900	—	\$226,700	\$150,000	- 33.8%
Average Sales Price*	—	\$259,900	—	\$199,086	\$184,967	- 7.1%
Percent of List Price Received*	—	100.0%	—	99.6%	100.9%	+ 1.3%
Inventory of Homes for Sale	1	6	+ 500.0%	—	—	—
Months Supply of Inventory	0.4	3.8	+ 850.0%	—	—	—

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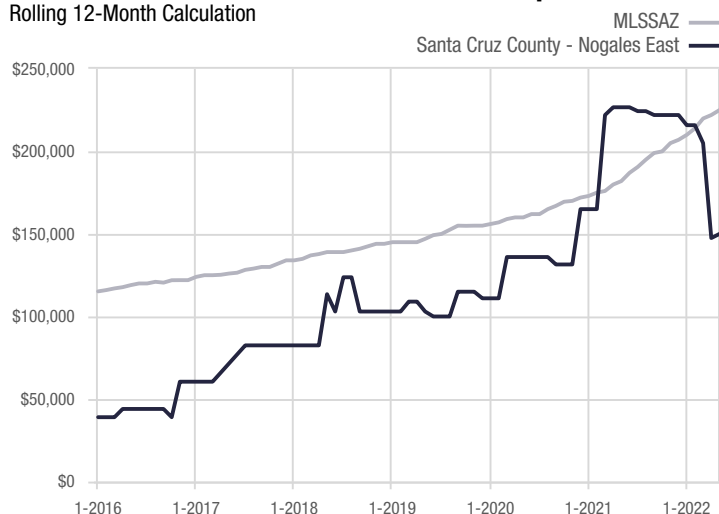
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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# Local Market Update – May 2022

A Research Tool Provided by Southern Arizona MLS.

## Santa Cruz County - Nogales West

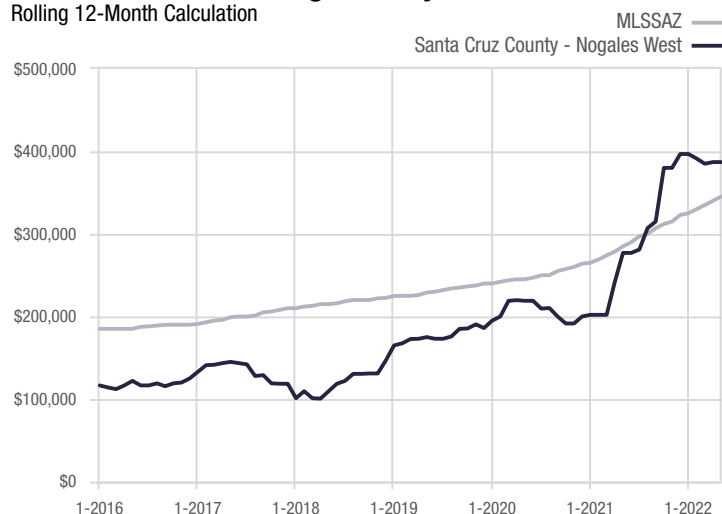
Single Family	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	3	0	- 100.0%	7	5	- 28.6%
Pending Sales	0	0	0.0%	5	7	+ 40.0%
Closed Sales	0	0	0.0%	5	11	+ 120.0%
Days on Market Until Sale	—	—	—	54	71	+ 31.5%
Median Sales Price*	—	—	—	\$345,000	\$281,000	- 18.6%
Average Sales Price*	—	—	—	\$325,000	\$271,864	- 16.3%
Percent of List Price Received*	—	—	—	96.3%	96.0%	- 0.3%
Inventory of Homes for Sale	5	2	- 60.0%	—	—	—
Months Supply of Inventory	2.5	0.9	- 64.0%	—	—	—

Townhouse/Condo/Duplex	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	1	—
Closed Sales	0	0	0.0%	0	1	—
Days on Market Until Sale	—	—	—	—	37	—
Median Sales Price*	—	—	—	—	\$252,000	—
Average Sales Price*	—	—	—	—	\$252,000	—
Percent of List Price Received*	—	—	—	—	97.3%	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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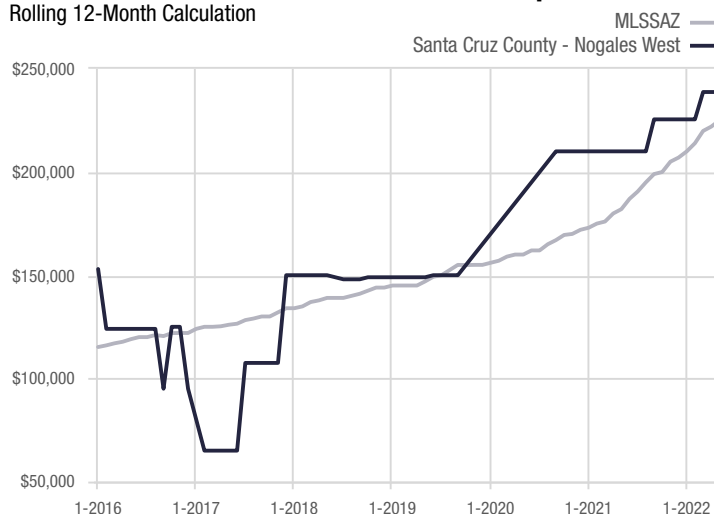
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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# Local Market Update – May 2022

A Research Tool Provided by Southern Arizona MLS.

## Santa Cruz County - Patagonia

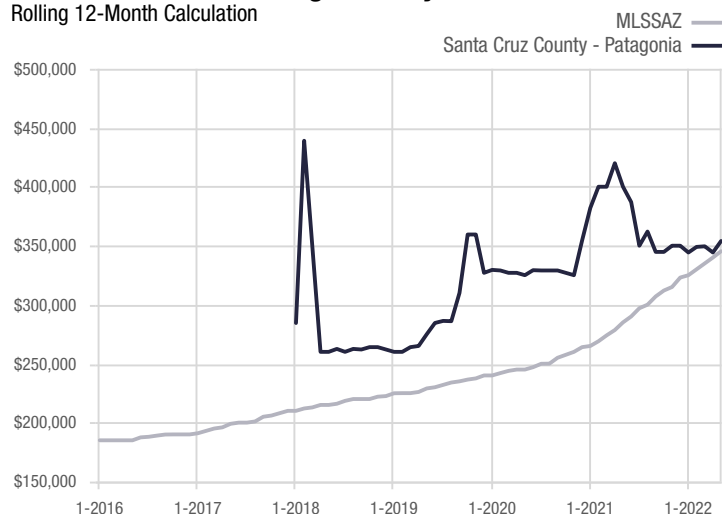
Single Family	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	2	3	+ 50.0%	22	14	- 36.4%
Pending Sales	4	3	- 25.0%	18	11	- 38.9%
Closed Sales	6	2	- 66.7%	16	13	- 18.8%
Days on Market Until Sale	43	24	- 44.2%	53	51	- 3.8%
Median Sales Price*	\$342,500	<b>\$416,000</b>	+ 21.5%	\$460,000	<b>\$365,000</b>	- 20.7%
Average Sales Price*	\$324,000	<b>\$416,000</b>	+ 28.4%	\$397,359	<b>\$369,356</b>	- 7.0%
Percent of List Price Received*	94.4%	<b>95.6%</b>	+ 1.3%	95.8%	<b>94.7%</b>	- 1.1%
Inventory of Homes for Sale	7	5	- 28.6%	—	—	—
Months Supply of Inventory	2.4	<b>2.0</b>	- 16.7%	—	—	—

Townhouse/Condo/Duplex	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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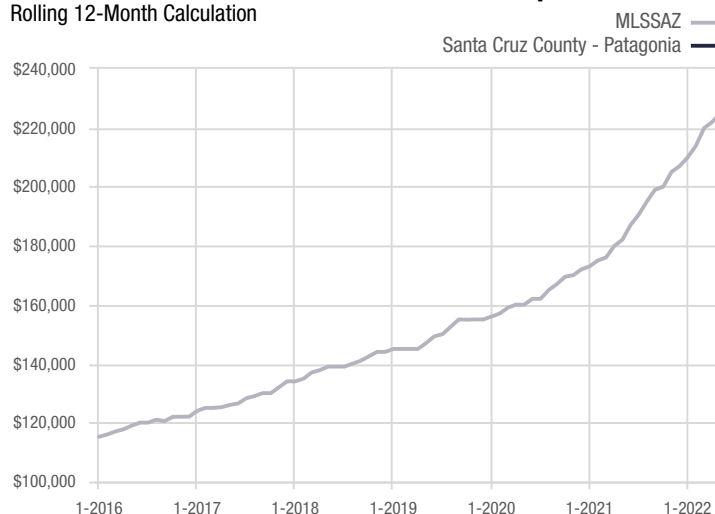
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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# Local Market Update – May 2022

A Research Tool Provided by Southern Arizona MLS.

## Santa Cruz County - Rio Rico East

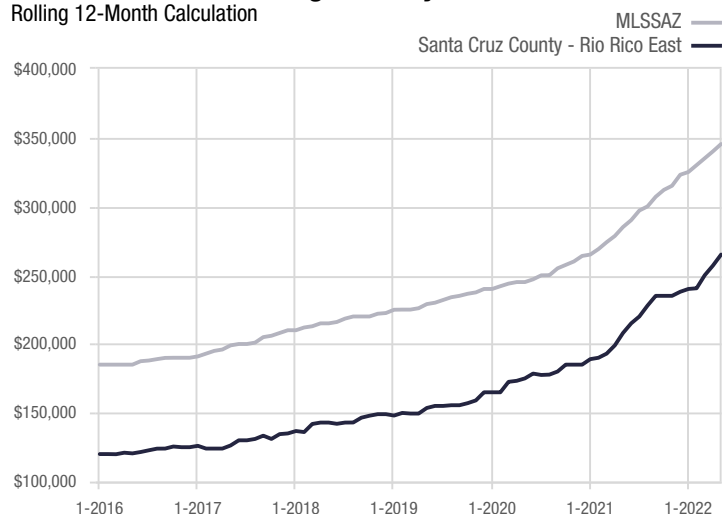
Single Family	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	19	15	- 21.1%	93	109	+ 17.2%
Pending Sales	15	20	+ 33.3%	84	94	+ 11.9%
Closed Sales	13	20	+ 53.8%	70	87	+ 24.3%
Days on Market Until Sale	27	35	+ 29.6%	26	29	+ 11.5%
Median Sales Price*	\$235,000	\$269,500	+ 14.7%	\$235,500	\$271,000	+ 15.1%
Average Sales Price*	\$242,723	\$319,398	+ 31.6%	\$241,506	\$297,086	+ 23.0%
Percent of List Price Received*	101.0%	98.7%	- 2.3%	99.9%	99.0%	- 0.9%
Inventory of Homes for Sale	18	27	+ 50.0%	—	—	—
Months Supply of Inventory	1.2	1.7	+ 41.7%	—	—	—

Townhouse/Condo/Duplex	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	1	0	- 100.0%	3	1	- 66.7%
Pending Sales	0	0	0.0%	2	1	- 50.0%
Closed Sales	1	0	- 100.0%	2	1	- 50.0%
Days on Market Until Sale	5	—	—	3	5	+ 66.7%
Median Sales Price*	\$167,000	—	—	\$151,500	\$227,000	+ 49.8%
Average Sales Price*	\$167,000	—	—	\$151,500	\$227,000	+ 49.8%
Percent of List Price Received*	107.7%	—	—	104.2%	100.0%	- 4.0%
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	1.0	1.0	0.0%	—	—	—

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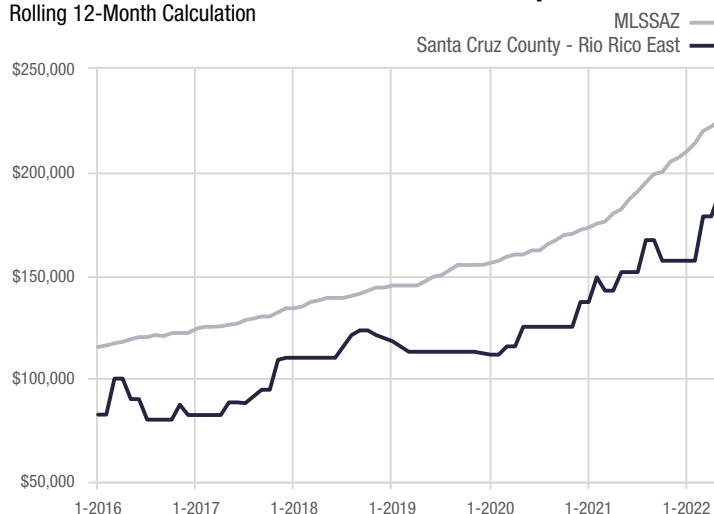
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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# Local Market Update – May 2022

A Research Tool Provided by Southern Arizona MLS.

## Santa Cruz County - Rio Rico West

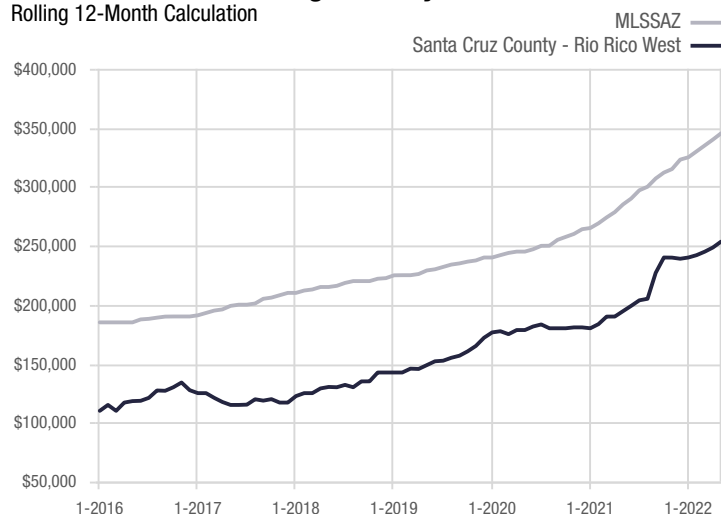
Single Family	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	18	10	- 44.4%	59	42	- 28.8%
Pending Sales	13	9	- 30.8%	42	39	- 7.1%
Closed Sales	8	12	+ 50.0%	24	42	+ 75.0%
Days on Market Until Sale	18	21	+ 16.7%	18	25	+ 38.9%
Median Sales Price*	\$224,950	\$311,000	+ 38.3%	\$205,000	\$278,450	+ 35.8%
Average Sales Price*	\$239,800	\$312,958	+ 30.5%	\$224,925	\$295,855	+ 31.5%
Percent of List Price Received*	98.0%	100.2%	+ 2.2%	98.5%	99.9%	+ 1.4%
Inventory of Homes for Sale	13	8	- 38.5%	—	—	—
Months Supply of Inventory	1.8	1.0	- 44.4%	—	—	—

Townhouse/Condo/Duplex	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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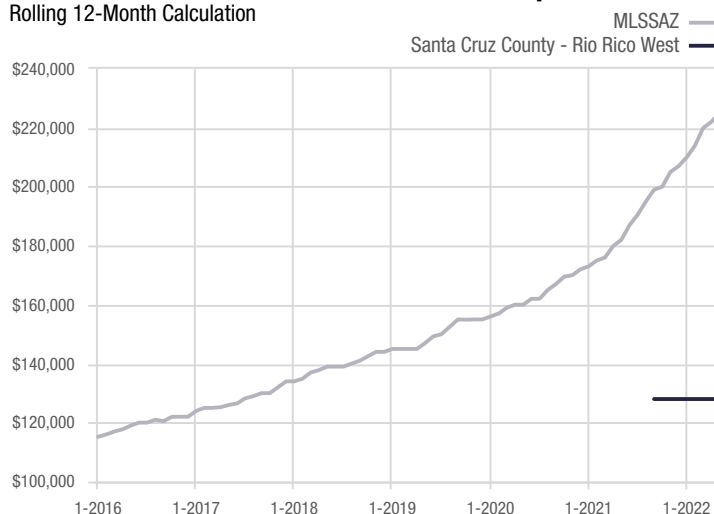
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo/Duplex

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# Local Market Update – May 2022

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## Santa Cruz County - Santa Cruz County

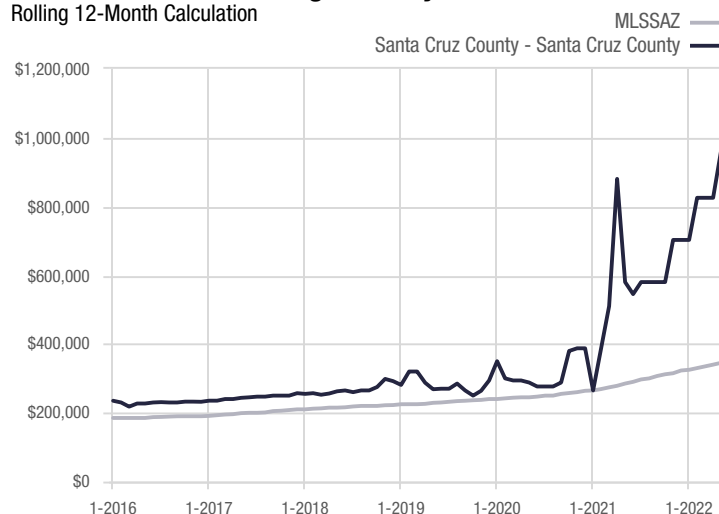
Single Family	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	1	0	- 100.0%	4	1	- 75.0%
Pending Sales	1	0	- 100.0%	5	1	- 80.0%
Closed Sales	1	0	- 100.0%	4	2	- 50.0%
Days on Market Until Sale	6	—	—	109	190	+ 74.3%
Median Sales Price*	\$580,000	—	—	\$915,000	\$1,300,000	+ 42.1%
Average Sales Price*	\$580,000	—	—	\$887,000	\$1,300,000	+ 46.6%
Percent of List Price Received*	91.3%	—	—	92.5%	96.7%	+ 4.5%
Inventory of Homes for Sale	5	2	- 60.0%	—	—	—
Months Supply of Inventory	4.4	2.0	- 54.5%	—	—	—

Townhouse/Condo/Duplex	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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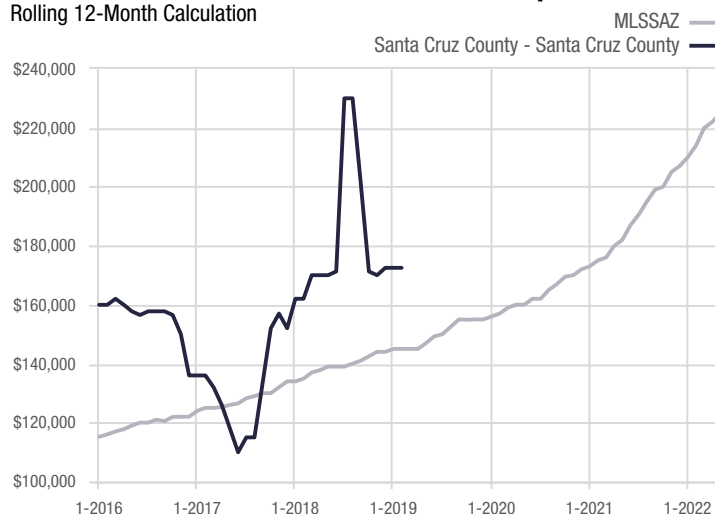
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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# Local Market Update – May 2022

A Research Tool Provided by Southern Arizona MLS.

## Santa Cruz County - Sonoita

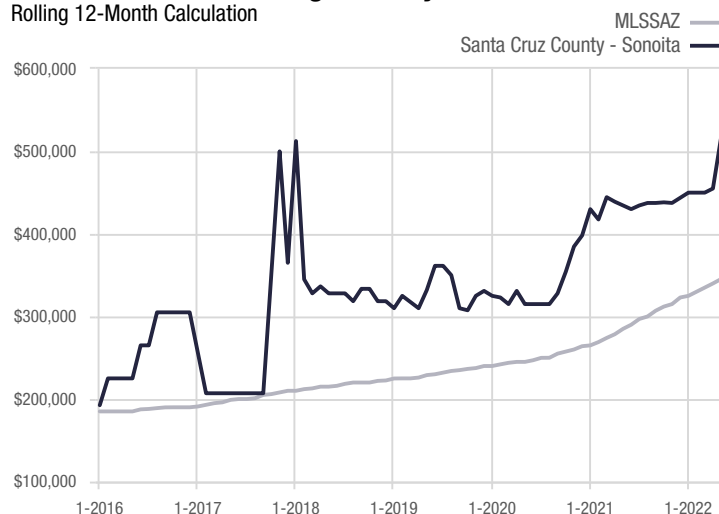
Single Family	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	1	2	+ 100.0%	10	9	- 10.0%
Pending Sales	3	3	0.0%	16	9	- 43.8%
Closed Sales	5	2	- 60.0%	14	8	- 42.9%
Days on Market Until Sale	16	55	+ 243.8%	108	33	- 69.4%
Median Sales Price*	\$350,000	<b>\$629,750</b>	+ 79.9%	\$450,000	<b>\$637,250</b>	+ 41.6%
Average Sales Price*	\$387,626	<b>\$629,750</b>	+ 62.5%	\$553,645	<b>\$798,688</b>	+ 44.3%
Percent of List Price Received*	96.9%	<b>98.7%</b>	+ 1.9%	97.8%	<b>97.8%</b>	0.0%
Inventory of Homes for Sale	5	3	- 40.0%	—	—	—
Months Supply of Inventory	1.6	<b>1.4</b>	- 12.5%	—	—	—

Townhouse/Condo/Duplex	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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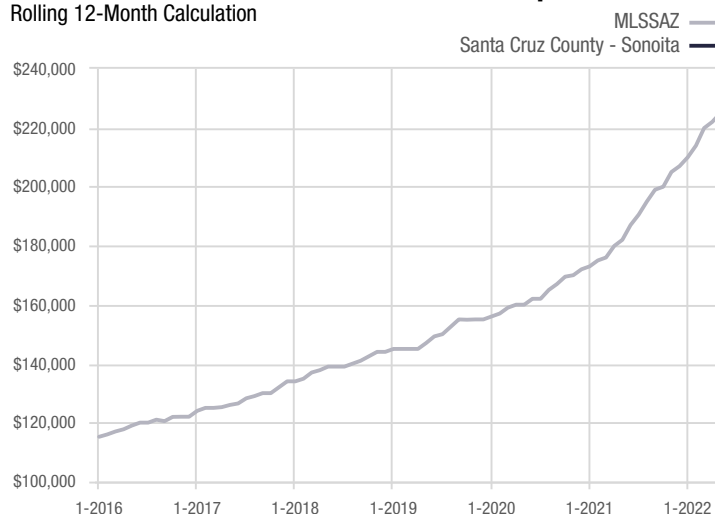
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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# Local Market Update – May 2022

A Research Tool Provided by Southern Arizona MLS.

## Santa Cruz County - Tubac East

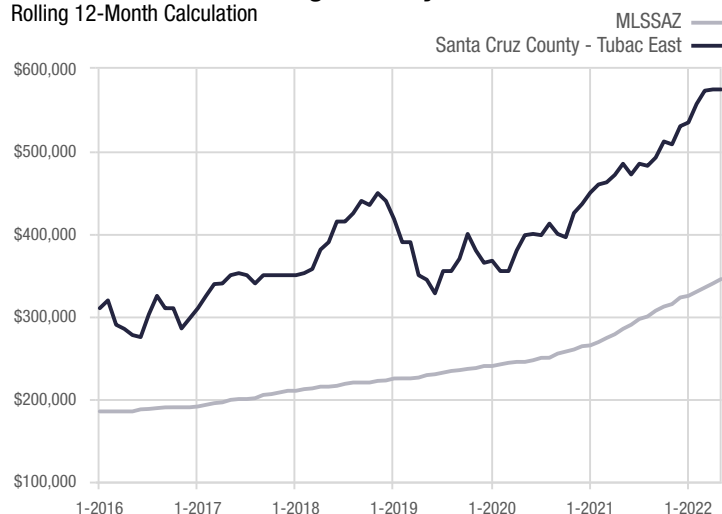
Single Family	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	5	2	- 60.0%	31	35	+ 12.9%
Pending Sales	10	5	- 50.0%	27	44	+ 63.0%
Closed Sales	4	7	+ 75.0%	18	36	+ 100.0%
Days on Market Until Sale	135	54	- 60.0%	96	55	- 42.7%
Median Sales Price*	\$545,000	<b>\$725,000</b>	+ 33.0%	\$525,250	<b>\$618,500</b>	+ 17.8%
Average Sales Price*	\$592,500	<b>\$937,857</b>	+ 58.3%	\$568,849	<b>\$699,186</b>	+ 22.9%
Percent of List Price Received*	98.4%	<b>100.8%</b>	+ 2.4%	98.1%	<b>97.8%</b>	- 0.3%
Inventory of Homes for Sale	16	7	- 56.3%	—	—	—
Months Supply of Inventory	2.9	<b>0.9</b>	- 69.0%	—	—	—

Townhouse/Condo/Duplex	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	2	3	+ 50.0%	16	15	- 6.3%
Pending Sales	3	0	- 100.0%	17	16	- 5.9%
Closed Sales	0	4	—	15	24	+ 60.0%
Days on Market Until Sale	—	19	—	122	29	- 76.2%
Median Sales Price*	—	<b>\$299,500</b>	—	\$215,000	<b>\$267,500</b>	+ 24.4%
Average Sales Price*	—	<b>\$327,000</b>	—	\$223,800	<b>\$290,309</b>	+ 29.7%
Percent of List Price Received*	—	<b>97.5%</b>	—	97.6%	<b>99.6%</b>	+ 2.0%
Inventory of Homes for Sale	5	4	- 20.0%	—	—	—
Months Supply of Inventory	1.3	<b>1.1</b>	- 15.4%	—	—	—

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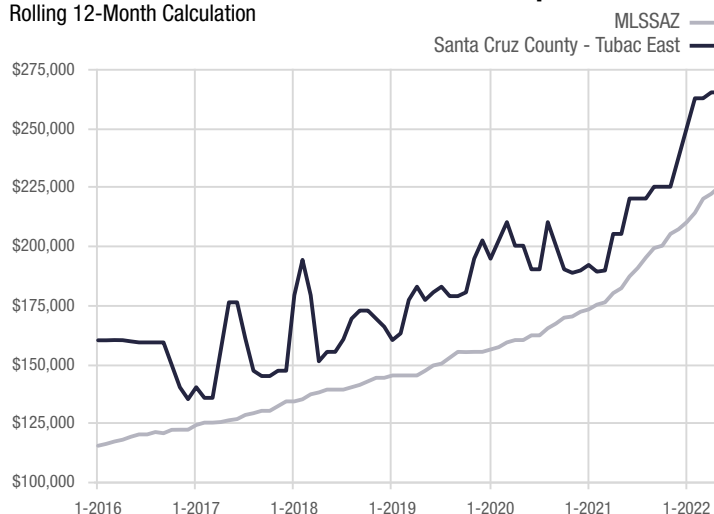
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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# Local Market Update – May 2022

A Research Tool Provided by Southern Arizona MLS.

## Santa Cruz County - Tubac West

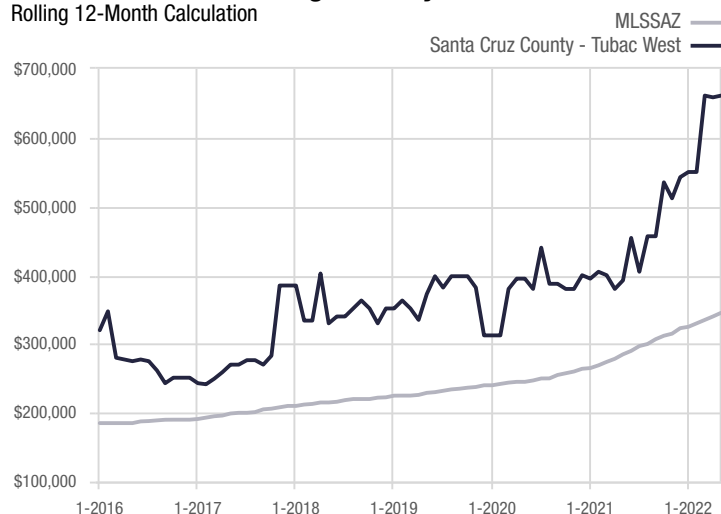
Single Family	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	0	1	—	6	14	+ 133.3%
Pending Sales	1	1	0.0%	8	15	+ 87.5%
Closed Sales	2	4	+ 100.0%	6	13	+ 116.7%
Days on Market Until Sale	1	61	+ 6,000.0%	30	89	+ 196.7%
Median Sales Price*	\$532,000	\$909,000	+ 70.9%	\$419,500	\$658,500	+ 57.0%
Average Sales Price*	\$532,000	\$917,000	+ 72.4%	\$468,833	\$790,921	+ 68.7%
Percent of List Price Received*	100.0%	92.5%	- 7.5%	98.5%	94.6%	- 4.0%
Inventory of Homes for Sale	2	2	0.0%	—	—	—
Months Supply of Inventory	1.2	0.8	- 33.3%	—	—	—

Townhouse/Condo/Duplex	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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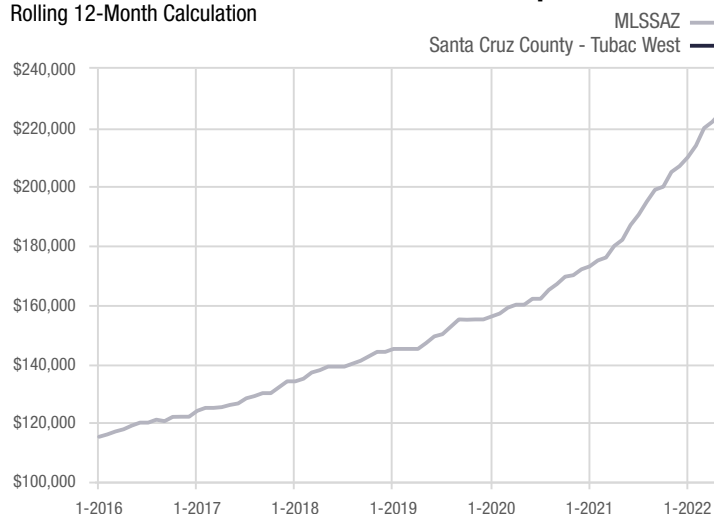
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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# Local Market Update – May 2022

A Research Tool Provided by Southern Arizona MLS.

## Santa Cruz County - Tumacacori - Carmen

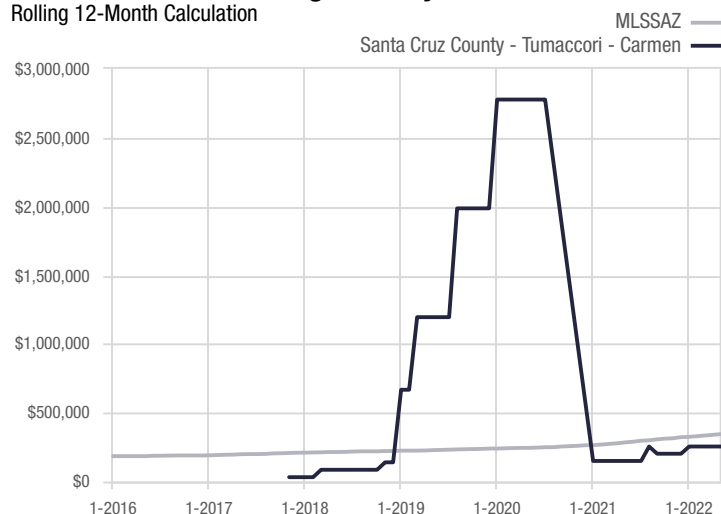
Single Family	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	1	0	- 100.0%	1	1	0.0%
Pending Sales	0	1	—	1	1	0.0%
Closed Sales	0	0	0.0%	1	0	- 100.0%
Days on Market Until Sale	—	—	—	65	—	—
Median Sales Price*	—	—	—	\$150,000	—	—
Average Sales Price*	—	—	—	\$150,000	—	—
Percent of List Price Received*	—	—	—	100.0%	—	—
Inventory of Homes for Sale	2	1	- 50.0%	—	—	—
Months Supply of Inventory	2.0	0.8	- 60.0%	—	—	—

Townhouse/Condo/Duplex	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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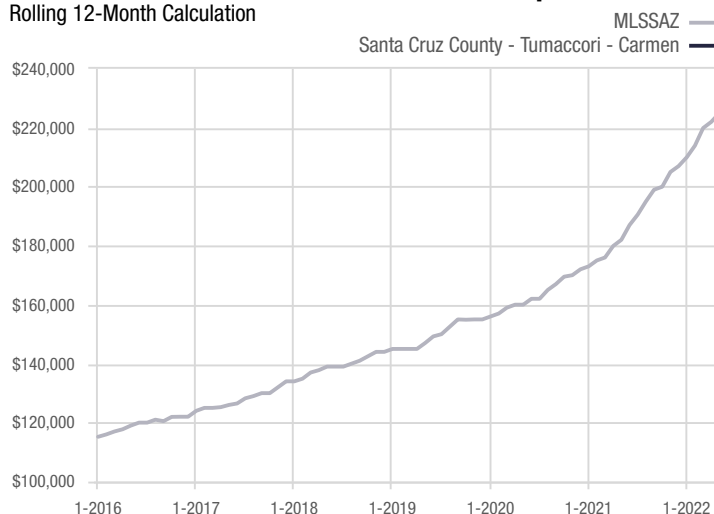
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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# Local Market Update – May 2022

A Research Tool Provided by Southern Arizona MLS.

## Tucson - Benson / St. David

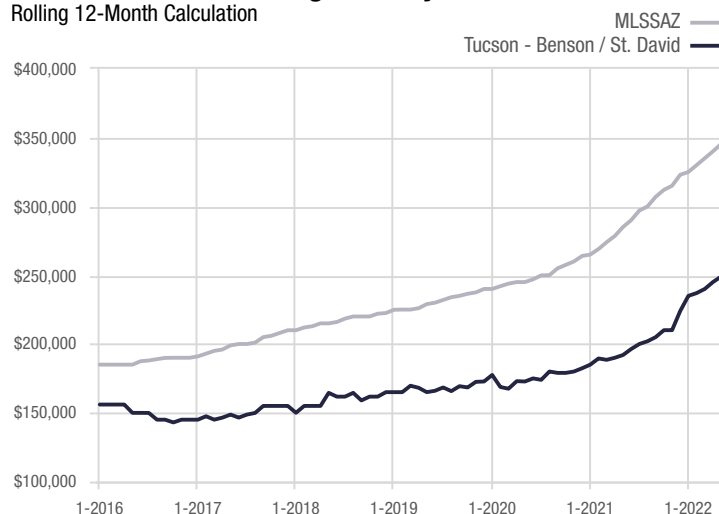
Single Family	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	16	24	+ 50.0%	85	80	- 5.9%
Pending Sales	14	21	+ 50.0%	63	66	+ 4.8%
Closed Sales	11	11	0.0%	61	50	- 18.0%
Days on Market Until Sale	36	33	- 8.3%	44	32	- 27.3%
Median Sales Price*	\$195,000	<b>\$285,000</b>	+ 46.2%	\$195,000	<b>\$251,000</b>	+ 28.7%
Average Sales Price*	\$214,455	<b>\$342,900</b>	+ 59.9%	\$213,444	<b>\$299,646</b>	+ 40.4%
Percent of List Price Received*	95.3%	<b>98.0%</b>	+ 2.8%	97.7%	<b>97.9%</b>	+ 0.2%
Inventory of Homes for Sale	29	33	+ 13.8%	—	—	—
Months Supply of Inventory	2.4	2.7	+ 12.5%	—	—	—

Townhouse/Condo/Duplex	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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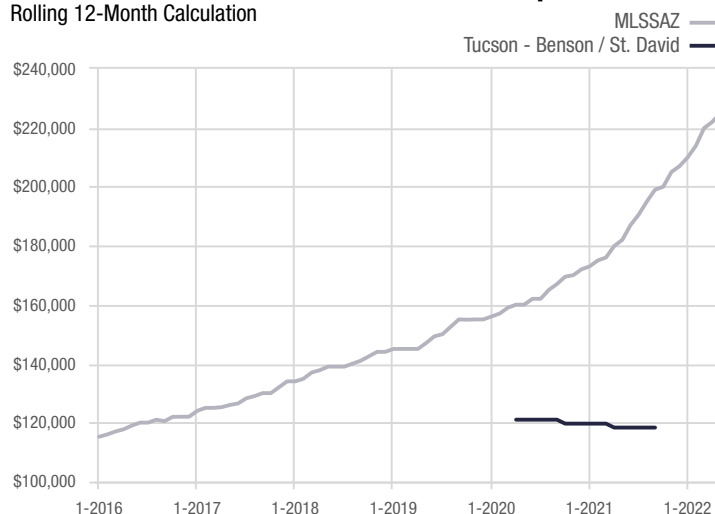
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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# Local Market Update – May 2022

A Research Tool Provided by Southern Arizona MLS.

## Tucson - Central

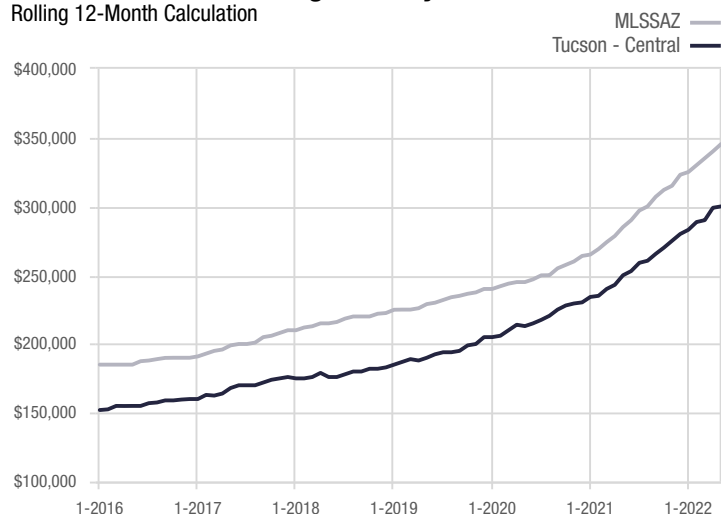
Single Family	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	228	201	- 11.8%	1,040	1,027	- 1.3%
Pending Sales	182	163	- 10.4%	913	931	+ 2.0%
Closed Sales	164	183	+ 11.6%	869	929	+ 6.9%
Days on Market Until Sale	15	17	+ 13.3%	20	22	+ 10.0%
Median Sales Price*	\$291,000	\$326,000	+ 12.0%	\$266,400	\$320,000	+ 20.1%
Average Sales Price*	\$347,308	\$379,061	+ 9.1%	\$317,751	\$363,983	+ 14.5%
Percent of List Price Received*	102.9%	101.2%	- 1.7%	100.9%	101.1%	+ 0.2%
Inventory of Homes for Sale	179	180	+ 0.6%	—	—	—
Months Supply of Inventory	1.0	1.0	0.0%	—	—	—

Townhouse/Condo/Duplex	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	51	52	+ 2.0%	269	271	+ 0.7%
Pending Sales	58	49	- 15.5%	255	262	+ 2.7%
Closed Sales	57	61	+ 7.0%	220	240	+ 9.1%
Days on Market Until Sale	13	17	+ 30.8%	22	18	- 18.2%
Median Sales Price*	\$177,000	\$227,500	+ 28.5%	\$171,250	\$201,250	+ 17.5%
Average Sales Price*	\$183,372	\$234,095	+ 27.7%	\$178,827	\$218,035	+ 21.9%
Percent of List Price Received*	102.9%	104.0%	+ 1.1%	101.1%	101.8%	+ 0.7%
Inventory of Homes for Sale	37	32	- 13.5%	—	—	—
Months Supply of Inventory	0.8	0.7	- 12.5%	—	—	—

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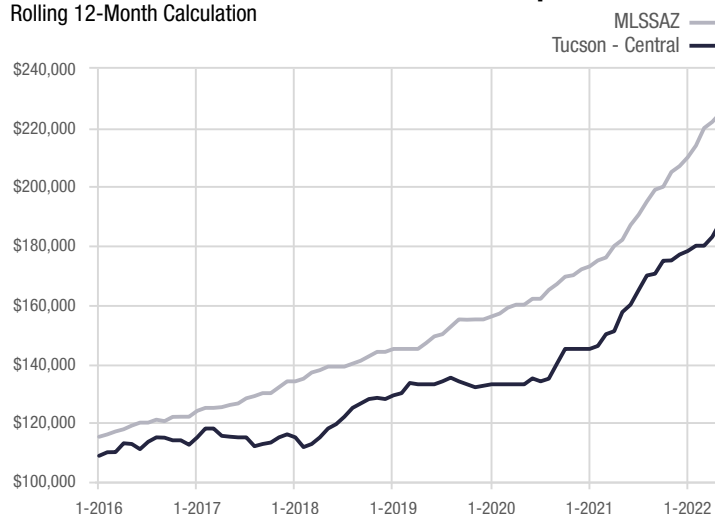
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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# Local Market Update – May 2022

A Research Tool Provided by Southern Arizona MLS.



## Tucson - East

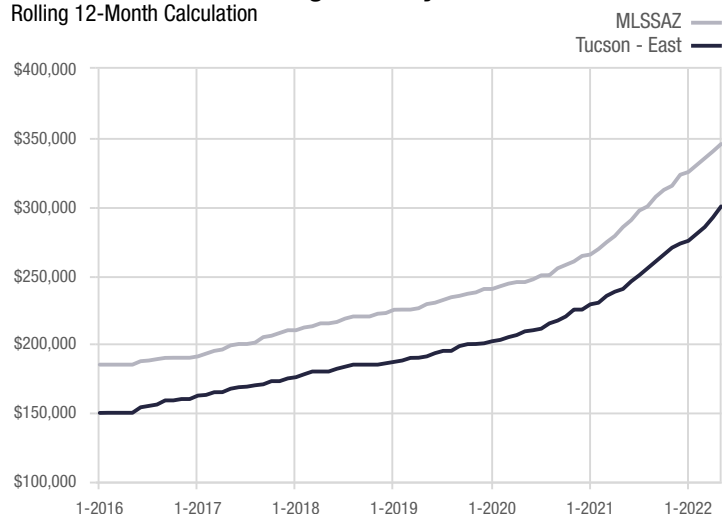
Single Family	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	169	146	- 13.6%	793	720	- 9.2%
Pending Sales	141	141	0.0%	748	729	- 2.5%
Closed Sales	146	144	- 1.4%	697	715	+ 2.6%
Days on Market Until Sale	9	12	+ 33.3%	14	20	+ 42.9%
Median Sales Price*	\$269,500	\$331,250	+ 22.9%	\$255,000	\$320,000	+ 25.5%
Average Sales Price*	\$283,869	\$361,771	+ 27.4%	\$276,235	\$341,021	+ 23.5%
Percent of List Price Received*	102.5%	101.9%	- 0.6%	101.2%	100.9%	- 0.3%
Inventory of Homes for Sale	92	84	- 8.7%	—	—	—
Months Supply of Inventory	0.6	0.6	0.0%	—	—	—

Townhouse/Condo/Duplex	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	36	23	- 36.1%	179	161	- 10.1%
Pending Sales	35	31	- 11.4%	180	157	- 12.8%
Closed Sales	44	36	- 18.2%	169	157	- 7.1%
Days on Market Until Sale	7	9	+ 28.6%	13	14	+ 7.7%
Median Sales Price*	\$155,000	\$225,500	+ 45.5%	\$160,000	\$217,500	+ 35.9%
Average Sales Price*	\$165,145	\$223,222	+ 35.2%	\$162,495	\$205,347	+ 26.4%
Percent of List Price Received*	101.7%	103.5%	+ 1.8%	100.8%	101.6%	+ 0.8%
Inventory of Homes for Sale	13	16	+ 23.1%	—	—	—
Months Supply of Inventory	0.4	0.5	+ 25.0%	—	—	—

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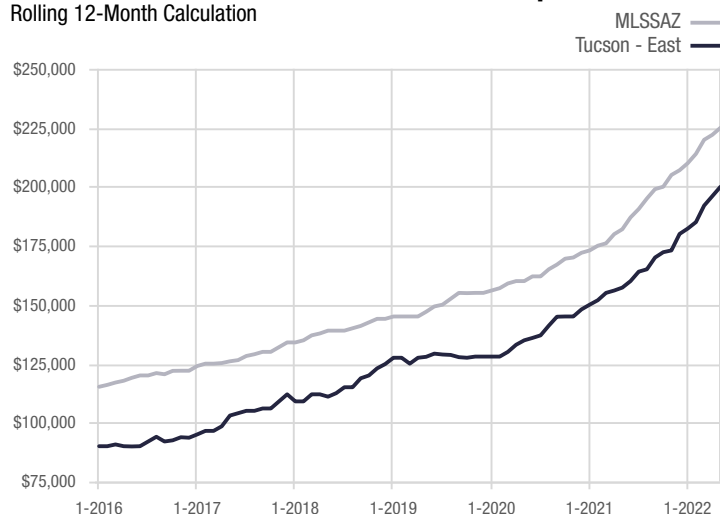
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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# Local Market Update – May 2022

A Research Tool Provided by Southern Arizona MLS.

## Tucson - Extended Northeast

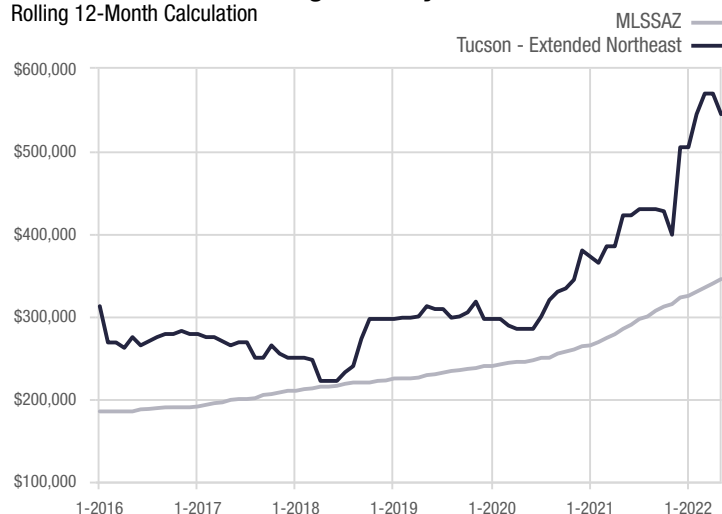
Single Family	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	3	2	- 33.3%	6	12	+ 100.0%
Pending Sales	2	2	0.0%	4	7	+ 75.0%
Closed Sales	0	3	—	3	7	+ 133.3%
Days on Market Until Sale	—	14	—	163	13	- 92.0%
Median Sales Price*	—	\$497,500	—	\$310,000	\$625,000	+ 101.6%
Average Sales Price*	—	\$445,167	—	\$328,333	\$546,500	+ 66.4%
Percent of List Price Received*	—	109.1%	—	95.0%	104.0%	+ 9.5%
Inventory of Homes for Sale	6	6	0.0%	—	—	—
Months Supply of Inventory	2.3	2.5	+ 8.7%	—	—	—

Townhouse/Condo/Duplex	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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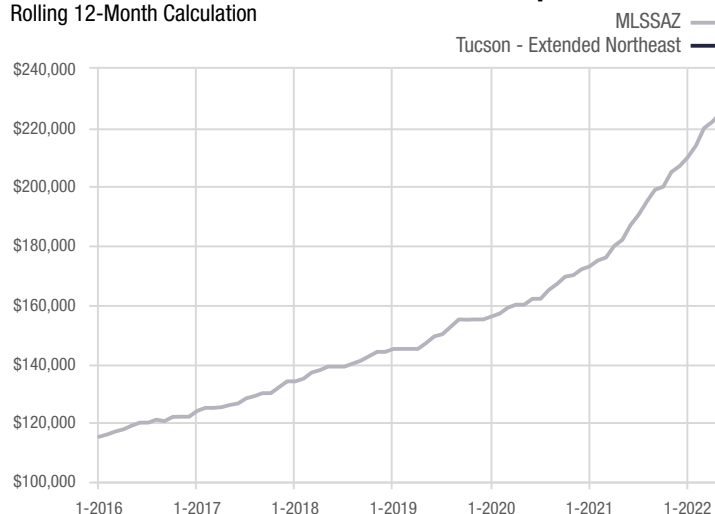
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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# Local Market Update – May 2022

A Research Tool Provided by Southern Arizona MLS.

## Tucson - Extended Northwest

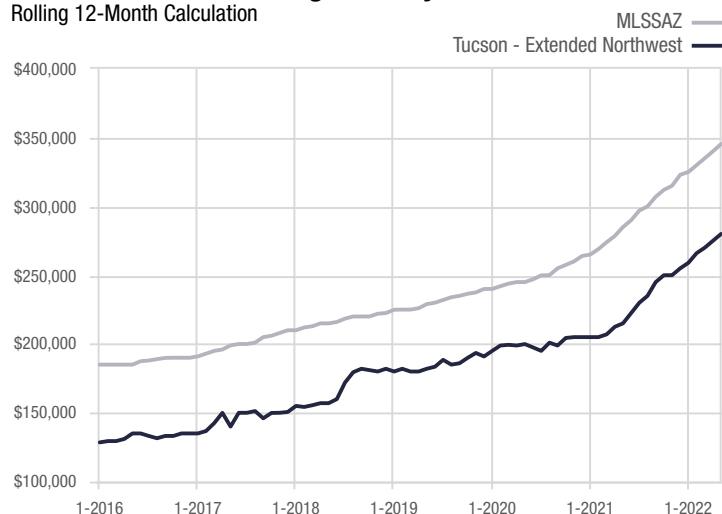
Single Family	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	8	10	+ 25.0%	37	38	+ 2.7%
Pending Sales	11	9	- 18.2%	35	32	- 8.6%
Closed Sales	8	6	- 25.0%	28	26	- 7.1%
Days on Market Until Sale	8	7	- 12.5%	6	20	+ 233.3%
Median Sales Price*	\$252,500	<b>\$327,500</b>	+ 29.7%	\$230,000	<b>\$312,500</b>	+ 35.9%
Average Sales Price*	\$264,813	<b>\$335,167</b>	+ 26.6%	\$238,449	<b>\$329,773</b>	+ 38.3%
Percent of List Price Received*	99.9%	<b>99.2%</b>	- 0.7%	101.2%	<b>99.9%</b>	- 1.3%
Inventory of Homes for Sale	1	7	+ 600.0%	—	—	—
Months Supply of Inventory	0.1	1.0	+ 900.0%	—	—	—

Townhouse/Condo/Duplex	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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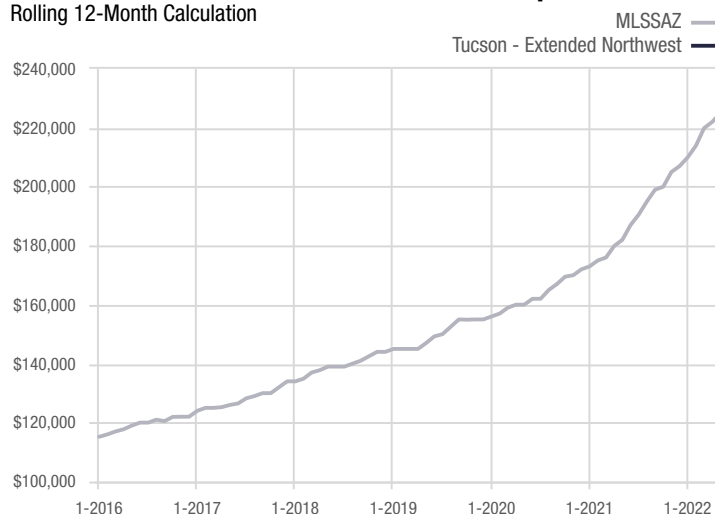
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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# Local Market Update – May 2022

A Research Tool Provided by Southern Arizona MLS.

## Tucson - Extended Southeast

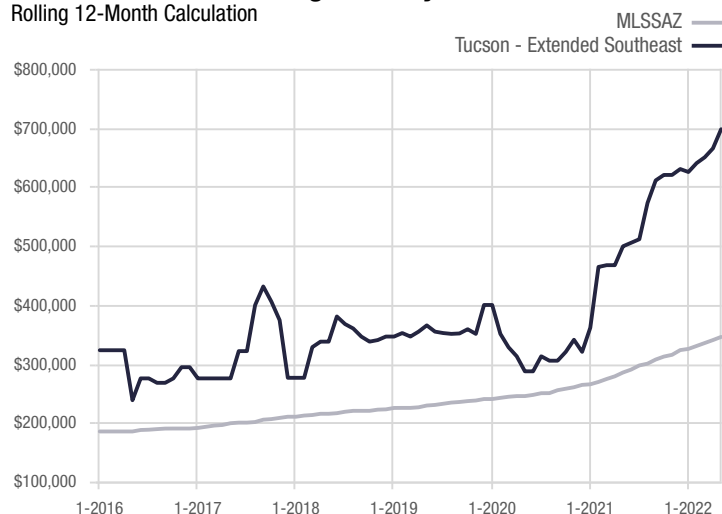
Single Family	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	0	0	0.0%	1	8	+ 700.0%
Pending Sales	0	1	—	7	7	0.0%
Closed Sales	3	0	- 100.0%	8	7	- 12.5%
Days on Market Until Sale	168	—	—	120	20	- 83.3%
Median Sales Price*	\$620,000	—	—	\$572,500	<b>\$750,000</b>	+ 31.0%
Average Sales Price*	\$610,167	—	—	\$583,063	<b>\$714,786</b>	+ 22.6%
Percent of List Price Received*	97.8%	—	—	97.3%	<b>98.3%</b>	+ 1.0%
Inventory of Homes for Sale	1	4	+ 300.0%	—	—	—
Months Supply of Inventory	0.6	2.6	+ 333.3%	—	—	—

Townhouse/Condo/Duplex	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

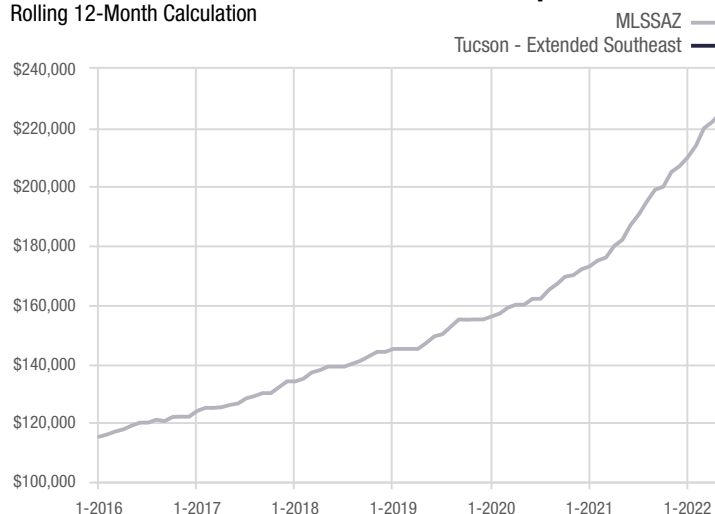
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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# Local Market Update – May 2022

A Research Tool Provided by Southern Arizona MLS.

## Tucson - Extended Southwest

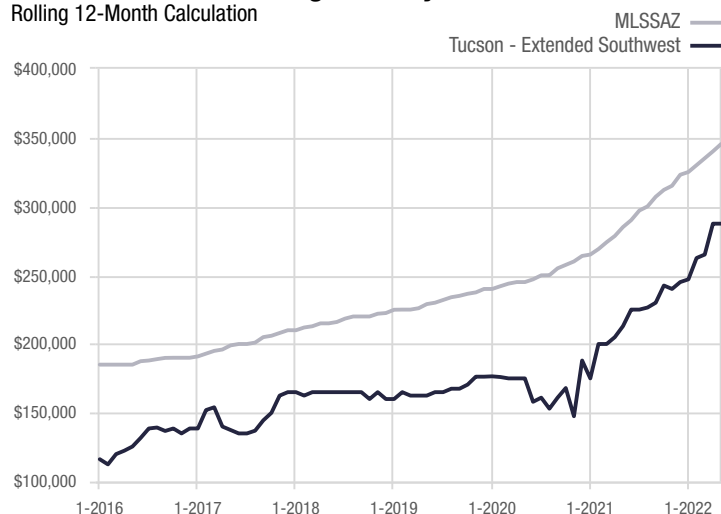
Single Family	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	2	3	+ 50.0%	14	12	- 14.3%
Pending Sales	4	2	- 50.0%	14	7	- 50.0%
Closed Sales	3	3	0.0%	13	6	- 53.8%
Days on Market Until Sale	73	11	- 84.9%	50	16	- 68.0%
Median Sales Price*	\$245,000	<b>\$275,000</b>	+ 12.2%	\$225,000	<b>\$292,500</b>	+ 30.0%
Average Sales Price*	\$224,350	<b>\$278,333</b>	+ 24.1%	\$220,273	<b>\$297,500</b>	+ 35.1%
Percent of List Price Received*	95.2%	<b>106.7%</b>	+ 12.1%	99.1%	<b>102.3%</b>	+ 3.2%
Inventory of Homes for Sale	1	6	+ 500.0%	—	—	—
Months Supply of Inventory	0.4	2.4	+ 500.0%	—	—	—

Townhouse/Condo/Duplex	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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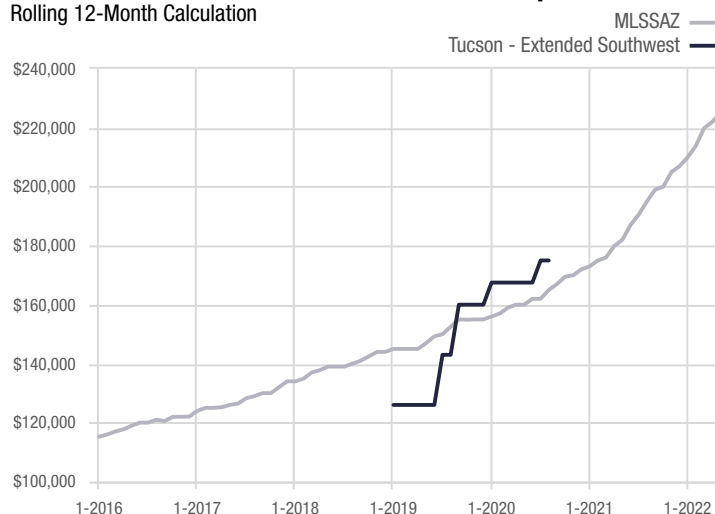
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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# Local Market Update – May 2022

A Research Tool Provided by Southern Arizona MLS.

## Tucson - Extended West

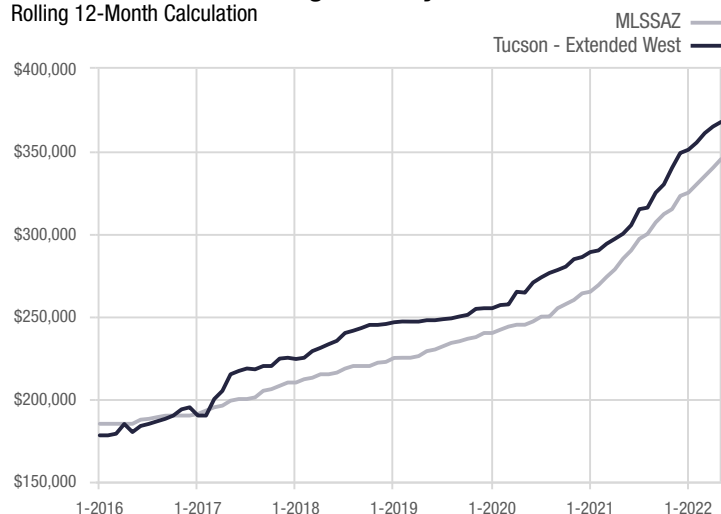
Single Family	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	39	87	+ 123.1%	226	333	+ 47.3%
Pending Sales	49	80	+ 63.3%	196	333	+ 69.9%
Closed Sales	33	73	+ 121.2%	171	235	+ 37.4%
Days on Market Until Sale	7	29	+ 314.3%	17	30	+ 76.5%
Median Sales Price*	\$340,000	\$367,830	+ 8.2%	\$320,629	\$373,990	+ 16.6%
Average Sales Price*	\$348,024	\$378,950	+ 8.9%	\$332,858	\$381,633	+ 14.7%
Percent of List Price Received*	101.6%	100.2%	- 1.4%	100.6%	100.1%	- 0.5%
Inventory of Homes for Sale	44	70	+ 59.1%	—	—	—
Months Supply of Inventory	1.0	1.3	+ 30.0%	—	—	—

Townhouse/Condo/Duplex	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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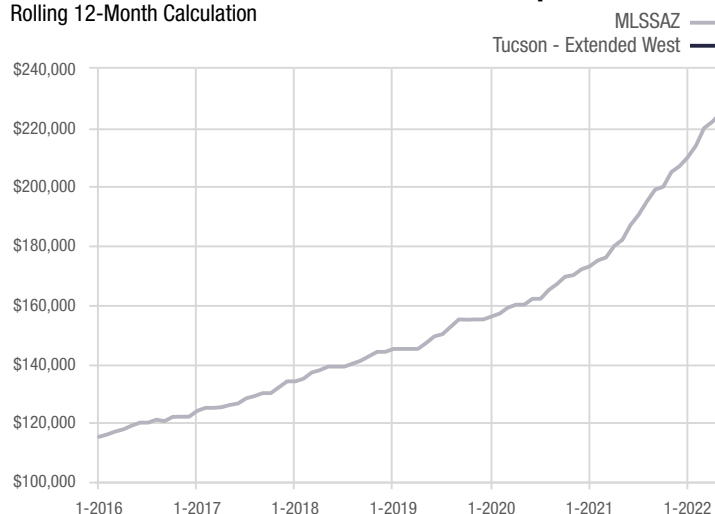
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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# Local Market Update – May 2022

A Research Tool Provided by Southern Arizona MLS.

## Tucson - North

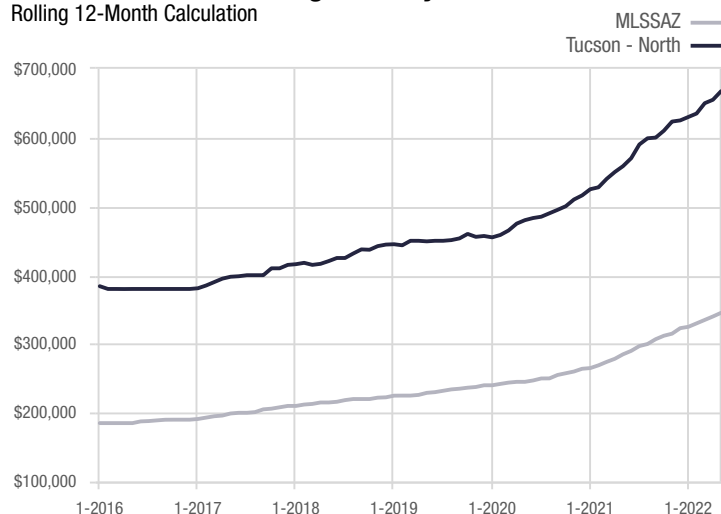
Single Family	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	116	100	- 13.8%	608	490	- 19.4%
Pending Sales	108	86	- 20.4%	535	440	- 17.8%
Closed Sales	111	92	- 17.1%	496	435	- 12.3%
Days on Market Until Sale	23	22	- 4.3%	27	24	- 11.1%
Median Sales Price*	\$599,000	\$715,000	+ 19.4%	\$610,000	\$710,000	+ 16.4%
Average Sales Price*	\$775,733	\$824,625	+ 6.3%	\$744,693	\$847,897	+ 13.9%
Percent of List Price Received*	101.9%	103.3%	+ 1.4%	100.6%	102.3%	+ 1.7%
Inventory of Homes for Sale	122	94	- 23.0%	—	—	—
Months Supply of Inventory	1.2	1.0	- 16.7%	—	—	—

Townhouse/Condo/Duplex	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	64	62	- 3.1%	324	336	+ 3.7%
Pending Sales	63	66	+ 4.8%	312	322	+ 3.2%
Closed Sales	66	80	+ 21.2%	301	301	0.0%
Days on Market Until Sale	10	8	- 20.0%	16	12	- 25.0%
Median Sales Price*	\$251,000	\$295,000	+ 17.5%	\$239,000	\$295,000	+ 23.4%
Average Sales Price*	\$308,587	\$333,849	+ 8.2%	\$278,924	\$350,382	+ 25.6%
Percent of List Price Received*	101.0%	103.3%	+ 2.3%	100.6%	102.3%	+ 1.7%
Inventory of Homes for Sale	34	34	0.0%	—	—	—
Months Supply of Inventory	0.6	0.6	0.0%	—	—	—

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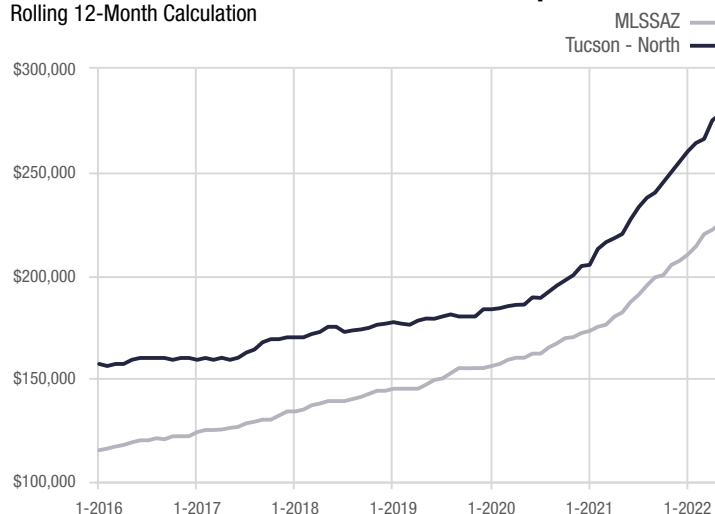
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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# Local Market Update – May 2022

A Research Tool Provided by Southern Arizona MLS.

## Tucson - Northeast

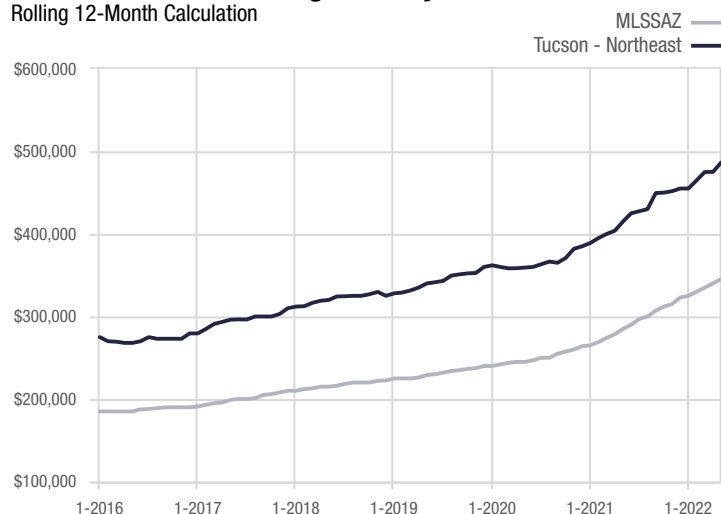
Single Family	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	62	64	+ 3.2%	339	311	- 8.3%
Pending Sales	59	52	- 11.9%	326	265	- 18.7%
Closed Sales	66	48	- 27.3%	294	246	- 16.3%
Days on Market Until Sale	13	13	0.0%	17	18	+ 5.9%
Median Sales Price*	\$455,250	\$542,500	+ 19.2%	\$438,950	\$500,000	+ 13.9%
Average Sales Price*	\$533,356	\$613,090	+ 14.9%	\$536,967	\$602,366	+ 12.2%
Percent of List Price Received*	100.2%	102.5%	+ 2.3%	100.6%	101.9%	+ 1.3%
Inventory of Homes for Sale	44	58	+ 31.8%	—	—	—
Months Supply of Inventory	0.7	1.1	+ 57.1%	—	—	—

Townhouse/Condo/Duplex	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	25	24	- 4.0%	114	109	- 4.4%
Pending Sales	24	21	- 12.5%	113	105	- 7.1%
Closed Sales	28	16	- 42.9%	107	97	- 9.3%
Days on Market Until Sale	10	8	- 20.0%	17	15	- 11.8%
Median Sales Price*	\$127,750	\$187,500	+ 46.8%	\$145,000	\$240,000	+ 65.5%
Average Sales Price*	\$164,134	\$223,919	+ 36.4%	\$170,413	\$233,785	+ 37.2%
Percent of List Price Received*	99.9%	105.8%	+ 5.9%	99.6%	101.9%	+ 2.3%
Inventory of Homes for Sale	13	18	+ 38.5%	—	—	—
Months Supply of Inventory	0.7	0.9	+ 28.6%	—	—	—

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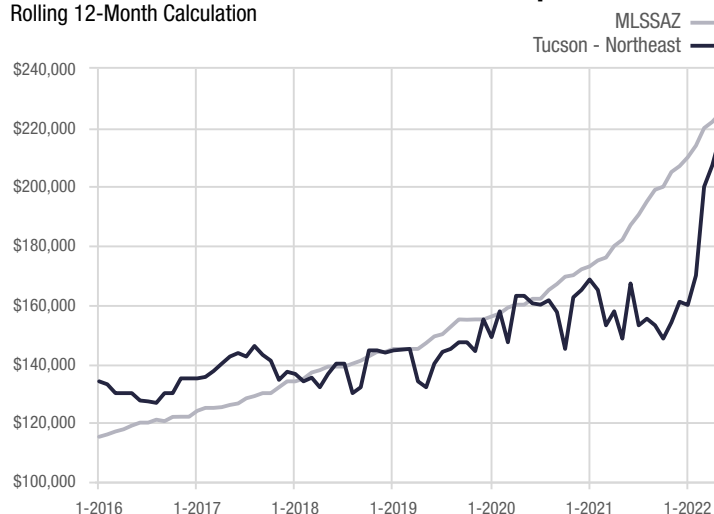
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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# Local Market Update – May 2022

A Research Tool Provided by Southern Arizona MLS.

## Tucson - Northwest

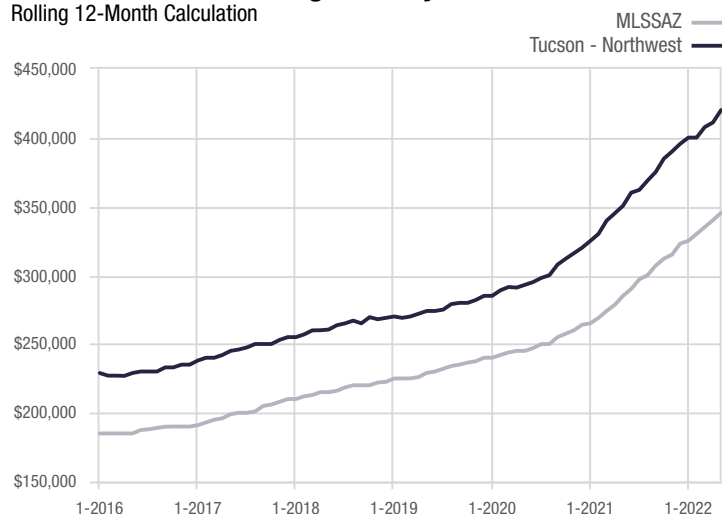
Single Family	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	277	273	- 1.4%	1,468	1,359	- 7.4%
Pending Sales	276	244	- 11.6%	1,429	1,284	- 10.1%
Closed Sales	302	277	- 8.3%	1,351	1,219	- 9.8%
Days on Market Until Sale	11	15	+ 36.4%	20	18	- 10.0%
Median Sales Price*	\$389,250	\$470,000	+ 20.7%	\$380,000	\$435,500	+ 14.6%
Average Sales Price*	\$507,815	\$601,832	+ 18.5%	\$469,060	\$536,647	+ 14.4%
Percent of List Price Received*	101.8%	102.3%	+ 0.5%	100.7%	101.6%	+ 0.9%
Inventory of Homes for Sale	176	225	+ 27.8%	—	—	—
Months Supply of Inventory	0.6	0.9	+ 50.0%	—	—	—

Townhouse/Condo/Duplex	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	39	30	- 23.1%	162	135	- 16.7%
Pending Sales	41	27	- 34.1%	157	123	- 21.7%
Closed Sales	35	26	- 25.7%	141	113	- 19.9%
Days on Market Until Sale	8	4	- 50.0%	15	7	- 53.3%
Median Sales Price*	\$307,500	\$347,500	+ 13.0%	\$268,900	\$350,000	+ 30.2%
Average Sales Price*	\$303,250	\$379,654	+ 25.2%	\$286,329	\$367,455	+ 28.3%
Percent of List Price Received*	101.7%	103.1%	+ 1.4%	100.7%	102.7%	+ 2.0%
Inventory of Homes for Sale	16	13	- 18.8%	—	—	—
Months Supply of Inventory	0.5	0.6	+ 20.0%	—	—	—

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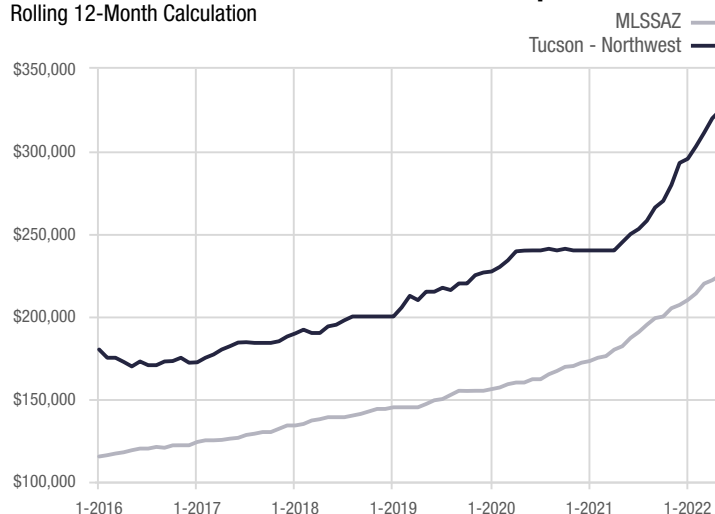
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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# Local Market Update – May 2022

A Research Tool Provided by Southern Arizona MLS.



## Tucson - Pima East

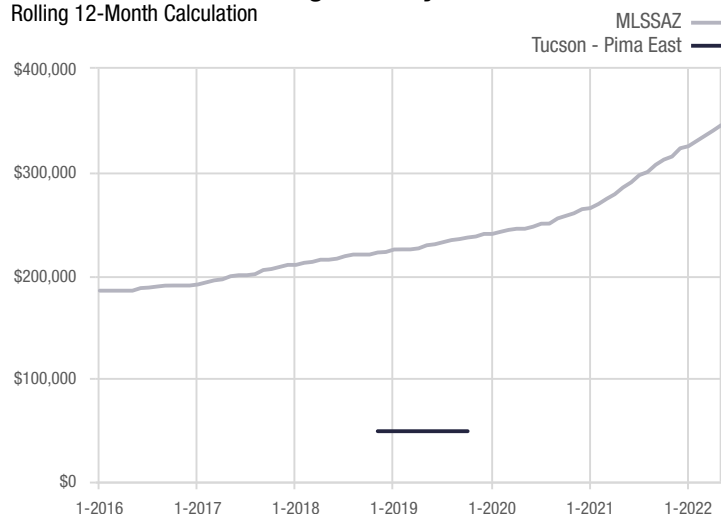
Single Family	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

Townhouse/Condo/Duplex	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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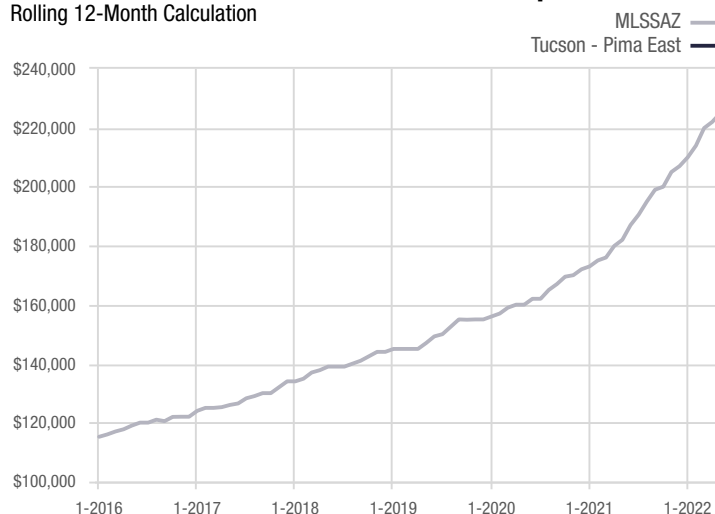
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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# Local Market Update – May 2022

A Research Tool Provided by Southern Arizona MLS.

## Tucson - Pima Northwest

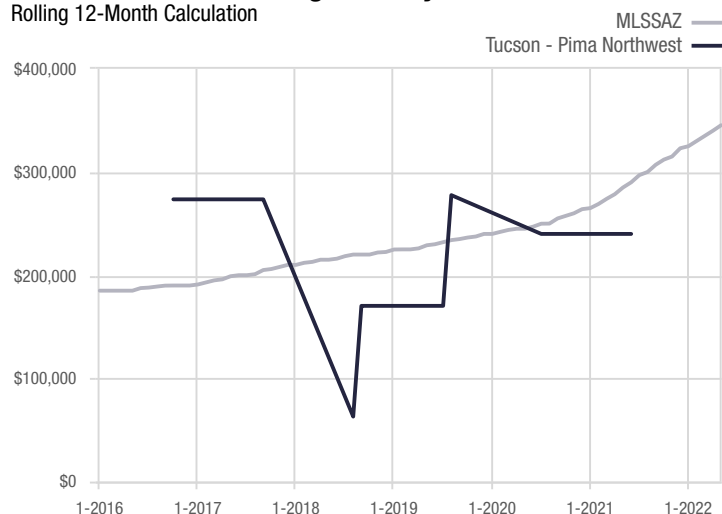
Single Family	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

Townhouse/Condo/Duplex	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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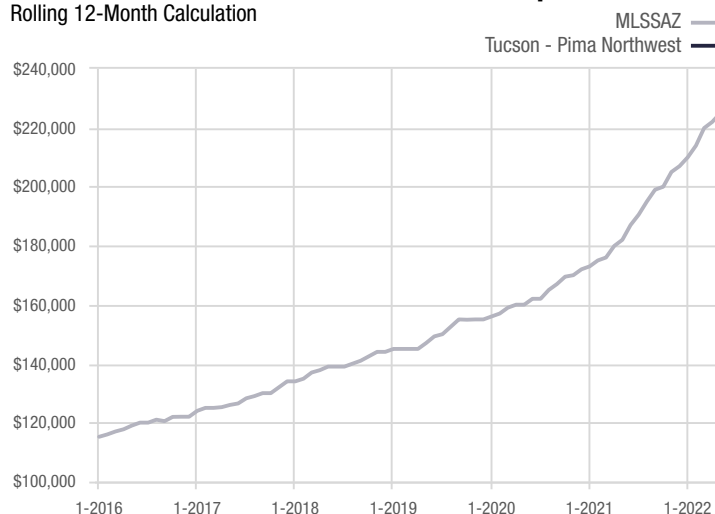
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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# Local Market Update – May 2022

A Research Tool Provided by Southern Arizona MLS.

## Tucson - Pima Southwest

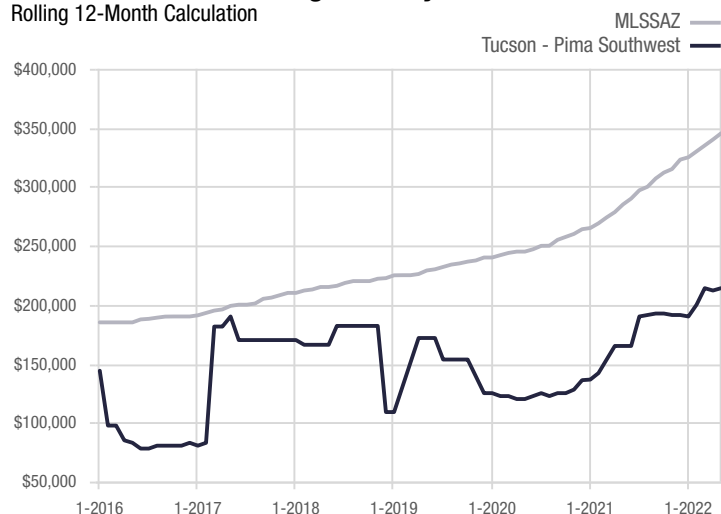
Single Family	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	0	1	—	4	7	+ 75.0%
Pending Sales	0	1	—	6	10	+ 66.7%
Closed Sales	0	1	—	6	9	+ 50.0%
Days on Market Until Sale	—	149	—	260	91	- 65.0%
Median Sales Price*	—	\$660,000	—	\$191,250	\$220,000	+ 15.0%
Average Sales Price*	—	\$660,000	—	\$229,750	\$334,600	+ 45.6%
Percent of List Price Received*	—	94.7%	—	86.8%	95.2%	+ 9.7%
Inventory of Homes for Sale	5	3	- 40.0%	—	—	—
Months Supply of Inventory	3.8	1.8	- 52.6%	—	—	—

Townhouse/Condo/Duplex	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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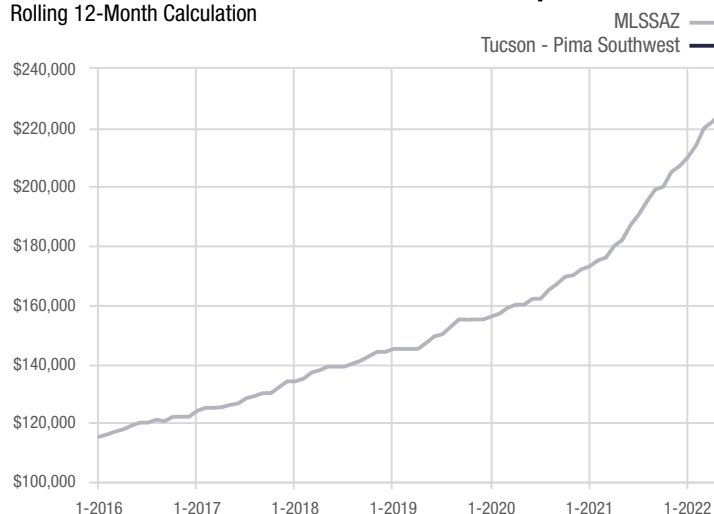
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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# Local Market Update – May 2022

A Research Tool Provided by Southern Arizona MLS.

## Tucson - South

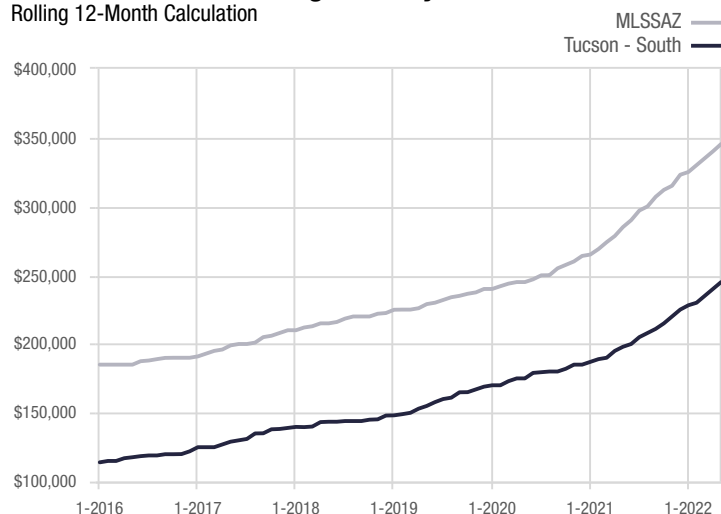
Single Family	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	79	90	+ 13.9%	394	400	+ 1.5%
Pending Sales	78	95	+ 21.8%	374	397	+ 6.1%
Closed Sales	70	58	- 17.1%	352	354	+ 0.6%
Days on Market Until Sale	9	17	+ 88.9%	12	19	+ 58.3%
Median Sales Price*	\$221,500	\$280,000	+ 26.4%	\$210,000	\$255,000	+ 21.4%
Average Sales Price*	\$219,911	\$279,343	+ 27.0%	\$207,757	\$256,486	+ 23.5%
Percent of List Price Received*	101.4%	100.7%	- 0.7%	100.9%	100.0%	- 0.9%
Inventory of Homes for Sale	34	46	+ 35.3%	—	—	—
Months Supply of Inventory	0.5	0.6	+ 20.0%	—	—	—

Townhouse/Condo/Duplex	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	4	10	+ 150.0%	29	37	+ 27.6%
Pending Sales	4	10	+ 150.0%	30	30	0.0%
Closed Sales	6	5	- 16.7%	34	24	- 29.4%
Days on Market Until Sale	6	10	+ 66.7%	15	18	+ 20.0%
Median Sales Price*	\$181,500	\$200,000	+ 10.2%	\$145,500	\$184,250	+ 26.6%
Average Sales Price*	\$173,917	\$184,400	+ 6.0%	\$150,071	\$186,533	+ 24.3%
Percent of List Price Received*	102.0%	98.1%	- 3.8%	100.6%	99.3%	- 1.3%
Inventory of Homes for Sale	4	8	+ 100.0%	—	—	—
Months Supply of Inventory	0.8	1.4	+ 75.0%	—	—	—

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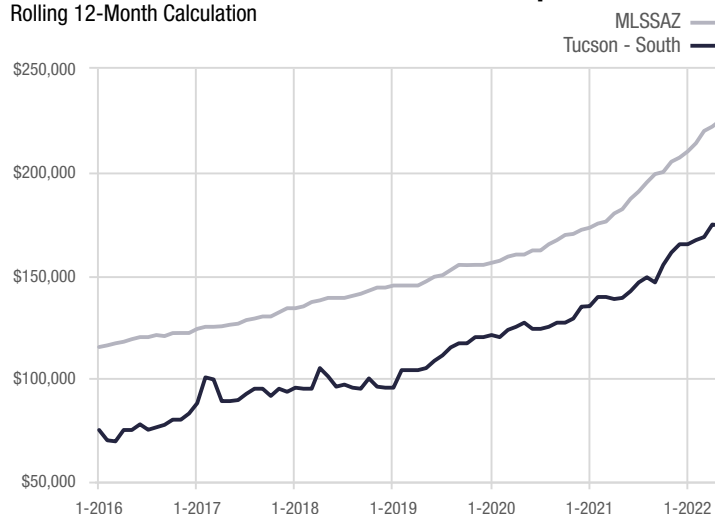
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

# Local Market Update – May 2022

A Research Tool Provided by Southern Arizona MLS.

## Tucson - Southeast

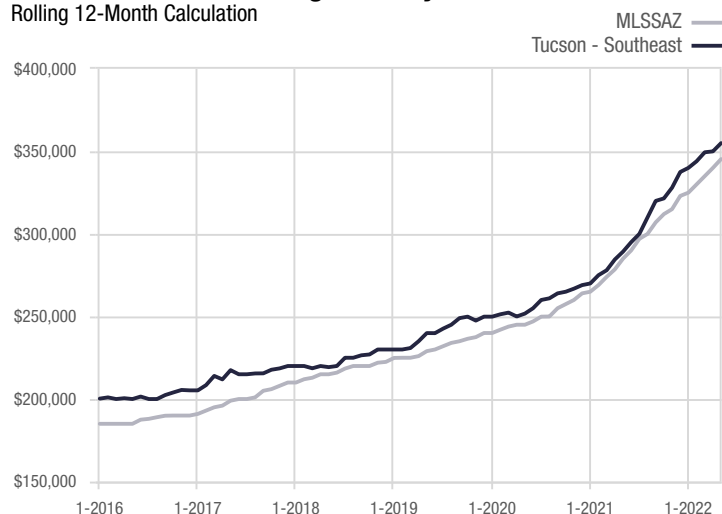
Single Family	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	46	41	- 10.9%	259	195	- 24.7%
Pending Sales	47	37	- 21.3%	244	191	- 21.7%
Closed Sales	39	35	- 10.3%	220	193	- 12.3%
Days on Market Until Sale	5	13	+ 160.0%	16	19	+ 18.8%
Median Sales Price*	\$337,500	\$395,000	+ 17.0%	\$310,000	\$368,000	+ 18.7%
Average Sales Price*	\$346,213	\$422,480	+ 22.0%	\$334,142	\$397,243	+ 18.9%
Percent of List Price Received*	102.0%	102.2%	+ 0.2%	100.8%	101.1%	+ 0.3%
Inventory of Homes for Sale	33	37	+ 12.1%	—	—	—
Months Supply of Inventory	0.7	0.9	+ 28.6%	—	—	—

Townhouse/Condo/Duplex	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	0	4	—	5	9	+ 80.0%
Pending Sales	0	3	—	5	8	+ 60.0%
Closed Sales	1	1	0.0%	5	6	+ 20.0%
Days on Market Until Sale	2	3	+ 50.0%	4	10	+ 150.0%
Median Sales Price*	\$200,000	\$369,000	+ 84.5%	\$200,000	\$287,500	+ 43.8%
Average Sales Price*	\$200,000	\$369,000	+ 84.5%	\$208,600	\$295,000	+ 41.4%
Percent of List Price Received*	100.0%	97.1%	- 2.9%	100.3%	102.5%	+ 2.2%
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	0.5	—	—	—	—

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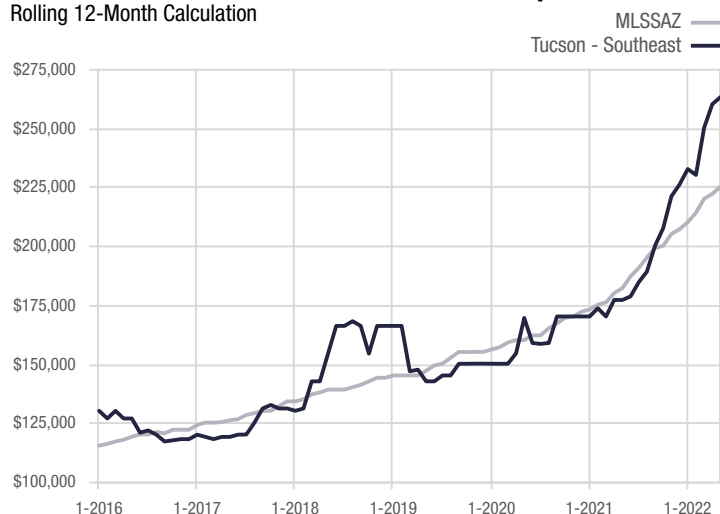
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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# Local Market Update – May 2022

A Research Tool Provided by Southern Arizona MLS.

## Tucson - Southwest

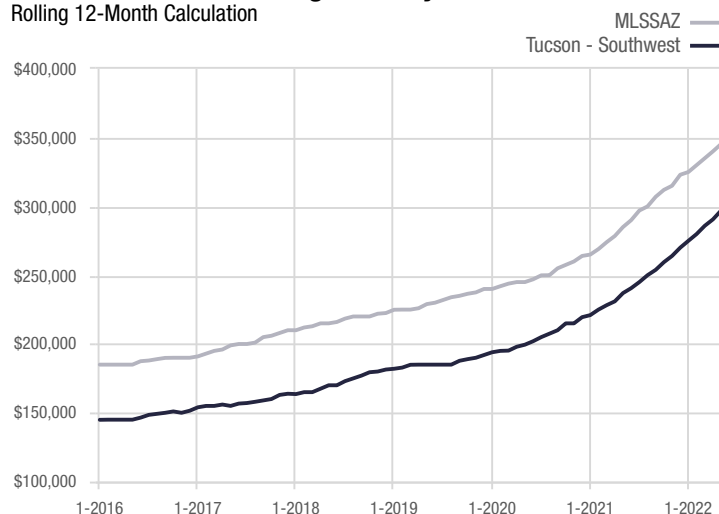
Single Family	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	66	93	+ 40.9%	392	431	+ 9.9%
Pending Sales	63	86	+ 36.5%	372	421	+ 13.2%
Closed Sales	69	86	+ 24.6%	339	388	+ 14.5%
Days on Market Until Sale	10	12	+ 20.0%	19	20	+ 5.3%
Median Sales Price*	\$289,000	\$336,000	+ 16.3%	\$251,000	\$315,000	+ 25.5%
Average Sales Price*	\$285,814	\$344,568	+ 20.6%	\$263,102	\$324,657	+ 23.4%
Percent of List Price Received*	102.0%	101.5%	- 0.5%	101.1%	100.4%	- 0.7%
Inventory of Homes for Sale	37	76	+ 105.4%	—	—	—
Months Supply of Inventory	0.5	1.0	+ 100.0%	—	—	—

Townhouse/Condo/Duplex	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	6	4	- 33.3%	19	18	- 5.3%
Pending Sales	5	3	- 40.0%	17	22	+ 29.4%
Closed Sales	3	6	+ 100.0%	12	23	+ 91.7%
Days on Market Until Sale	4	3	- 25.0%	12	12	0.0%
Median Sales Price*	\$142,000	\$223,000	+ 57.0%	\$167,750	\$210,000	+ 25.2%
Average Sales Price*	\$134,000	\$224,500	+ 67.5%	\$152,283	\$187,276	+ 23.0%
Percent of List Price Received*	104.3%	103.5%	- 0.8%	101.3%	99.7%	- 1.6%
Inventory of Homes for Sale	2	2	0.0%	—	—	—
Months Supply of Inventory	0.5	0.5	0.0%	—	—	—

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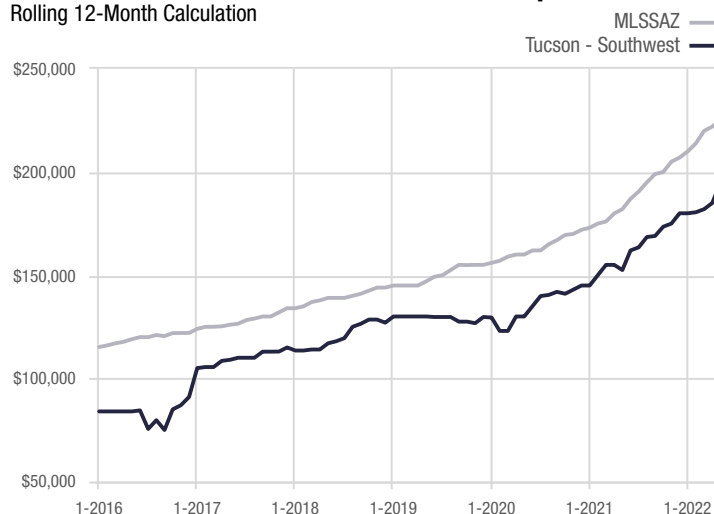
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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# Local Market Update – May 2022

A Research Tool Provided by Southern Arizona MLS.

## Tucson - Upper Northwest

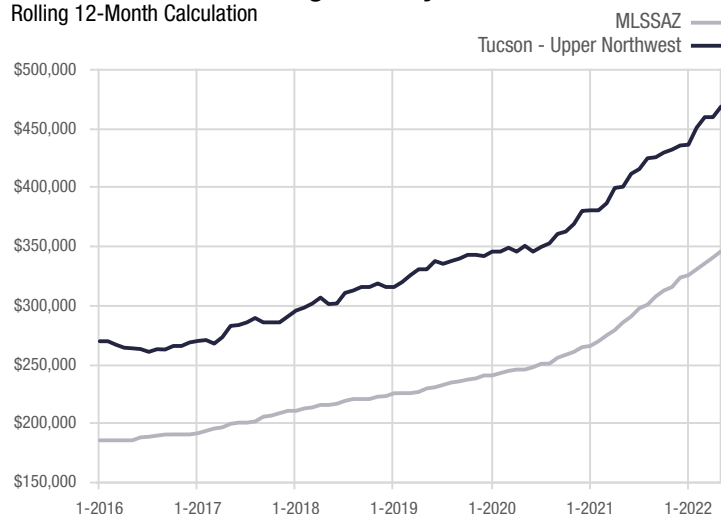
Single Family	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	48	50	+ 4.2%	288	285	- 1.0%
Pending Sales	52	51	- 1.9%	293	262	- 10.6%
Closed Sales	58	44	- 24.1%	273	244	- 10.6%
Days on Market Until Sale	23	12	- 47.8%	33	22	- 33.3%
Median Sales Price*	\$432,500	\$535,500	+ 23.8%	\$430,000	\$492,500	+ 14.5%
Average Sales Price*	\$478,538	\$573,359	+ 19.8%	\$462,482	\$541,535	+ 17.1%
Percent of List Price Received*	100.4%	100.9%	+ 0.5%	99.3%	100.0%	+ 0.7%
Inventory of Homes for Sale	43	49	+ 14.0%	—	—	—
Months Supply of Inventory	0.8	1.0	+ 25.0%	—	—	—

Townhouse/Condo/Duplex	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	4	4	0.0%	31	20	- 35.5%
Pending Sales	6	4	- 33.3%	28	17	- 39.3%
Closed Sales	5	3	- 40.0%	22	16	- 27.3%
Days on Market Until Sale	13	2	- 84.6%	11	7	- 36.4%
Median Sales Price*	\$359,500	\$480,000	+ 33.5%	\$352,500	\$437,975	+ 24.2%
Average Sales Price*	\$354,600	\$472,000	+ 33.1%	\$342,250	\$533,184	+ 55.8%
Percent of List Price Received*	100.4%	99.5%	- 0.9%	99.1%	100.5%	+ 1.4%
Inventory of Homes for Sale	5	4	- 20.0%	—	—	—
Months Supply of Inventory	1.2	1.4	+ 16.7%	—	—	—

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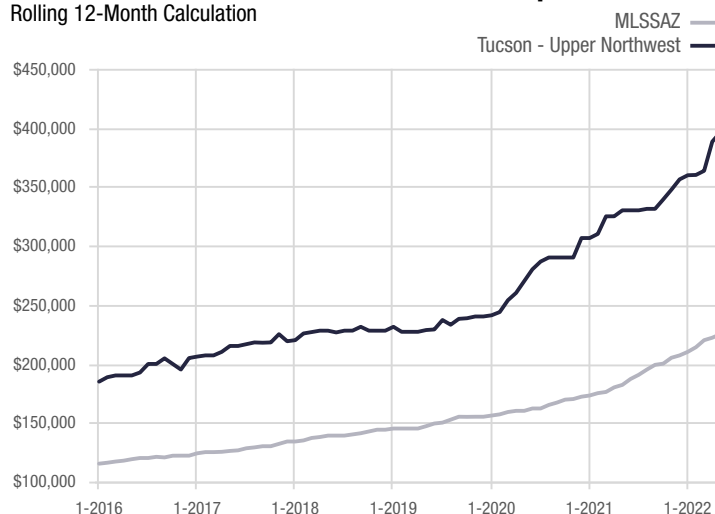
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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# Local Market Update – May 2022

A Research Tool Provided by Southern Arizona MLS.

## Tucson - Upper Southeast

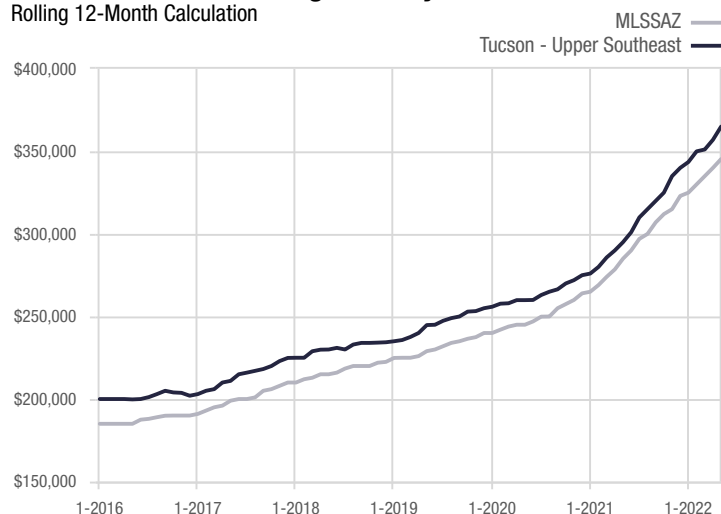
Single Family	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	132	143	+ 8.3%	582	644	+ 10.7%
Pending Sales	120	106	- 11.7%	573	610	+ 6.5%
Closed Sales	91	110	+ 20.9%	494	543	+ 9.9%
Days on Market Until Sale	9	25	+ 177.8%	17	24	+ 41.2%
Median Sales Price*	\$314,030	\$410,000	+ 30.6%	\$312,750	\$380,000	+ 21.5%
Average Sales Price*	\$331,057	\$449,460	+ 35.8%	\$336,568	\$419,089	+ 24.5%
Percent of List Price Received*	102.4%	101.5%	- 0.9%	101.0%	100.8%	- 0.2%
Inventory of Homes for Sale	73	133	+ 82.2%	—	—	—
Months Supply of Inventory	0.7	1.2	+ 71.4%	—	—	—

Townhouse/Condo/Duplex	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	1	1	0.0%	1	3	+ 200.0%
Pending Sales	1	1	0.0%	1	3	+ 200.0%
Closed Sales	0	0	0.0%	0	2	—
Days on Market Until Sale	—	—	—	—	8	—
Median Sales Price*	—	—	—	—	\$294,750	—
Average Sales Price*	—	—	—	—	\$294,750	—
Percent of List Price Received*	—	—	—	—	100.7%	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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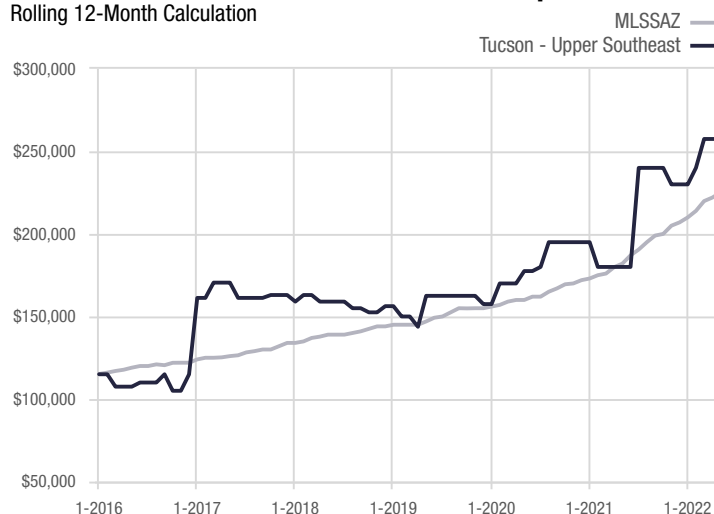
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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# Local Market Update – May 2022

A Research Tool Provided by Southern Arizona MLS.

## Tucson - West

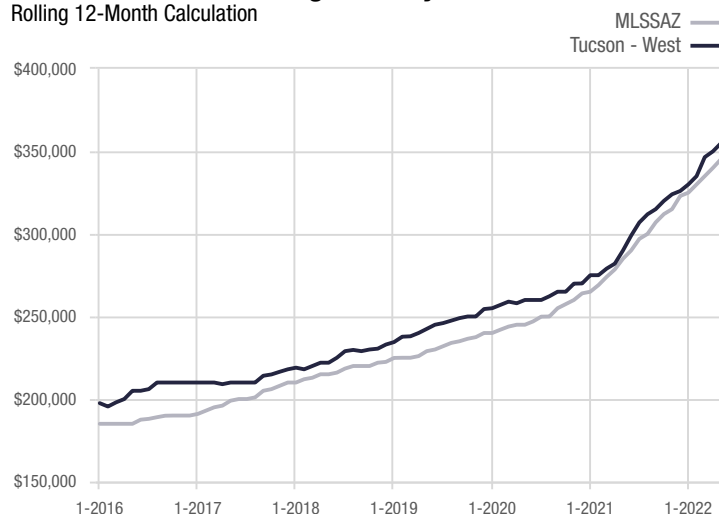
Single Family	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	92	104	+ 13.0%	499	486	- 2.6%
Pending Sales	96	99	+ 3.1%	453	454	+ 0.2%
Closed Sales	91	98	+ 7.7%	450	427	- 5.1%
Days on Market Until Sale	11	13	+ 18.2%	13	18	+ 38.5%
Median Sales Price*	\$331,000	\$400,000	+ 20.8%	\$310,000	\$385,000	+ 24.2%
Average Sales Price*	\$378,487	\$429,759	+ 13.5%	\$356,942	\$432,441	+ 21.2%
Percent of List Price Received*	102.5%	102.2%	- 0.3%	101.3%	101.3%	0.0%
Inventory of Homes for Sale	54	65	+ 20.4%	—	—	—
Months Supply of Inventory	0.6	0.7	+ 16.7%	—	—	—

Townhouse/Condo/Duplex	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	10	11	+ 10.0%	51	76	+ 49.0%
Pending Sales	8	10	+ 25.0%	52	72	+ 38.5%
Closed Sales	8	12	+ 50.0%	58	75	+ 29.3%
Days on Market Until Sale	13	4	- 69.2%	12	11	- 8.3%
Median Sales Price*	\$173,000	\$207,250	+ 19.8%	\$160,000	\$205,000	+ 28.1%
Average Sales Price*	\$170,638	\$201,500	+ 18.1%	\$155,205	\$204,034	+ 31.5%
Percent of List Price Received*	104.8%	102.7%	- 2.0%	99.9%	101.7%	+ 1.8%
Inventory of Homes for Sale	5	7	+ 40.0%	—	—	—
Months Supply of Inventory	0.4	0.5	+ 25.0%	—	—	—

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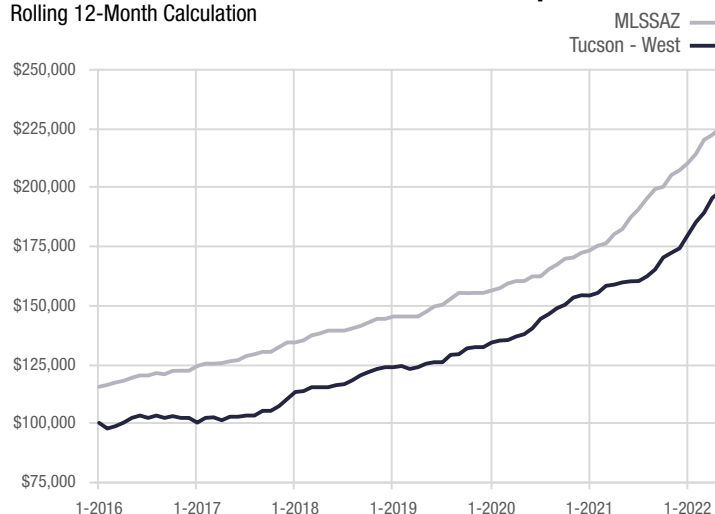
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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